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CITY OF
SANTA CRUZ

GENERAL PLAN and LOCAL COASTAL PROGRAM 1990-2005

Volume III of III:
Implementation and Monitoring
and General Plan Glossary

Adopted October 27, 1992
Last amended October 25, 1994

The City of Santa Cruz 1990-2005 General Plan
is presented in three volumes:

Volume I:	General Plan Elements; Local Coastal Program Summary
Volume II:	Area & Specific Plan Summaries
Volume III:	Implementation & Monitoring: General Plan Glossary

Each volume contains a table of contents, a list of maps and tables, and an index.

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IMPLEMENTATION AND MONITORING

A. INTRODUCTION

The General Plan is not an implementation tool. Rather, the Plan establishes the foundation of information, analysis, conclusions, rationale, goals, and policies which provide guidance and recommendations for future action. Therefore, the Implementation section of the General Plan identifies techniques, strategies, and methods for carrying out the recommendations contained in the Plan.

Major City processes independent of the General Plan provide a vehicle for implementation. These include: the Development Review Process, Annual Capital Improvement and Budget Programs, General Plan review, and special implementation programs already in existence or proposed to carry out certain objectives of the Plan. These include the Housing Programs, Integrated Pedestrian, Bike, Transit and Arterial Streets Master Plans, Downtown Recovery, and assessments of open space land use acquisition opportunities.

General Plan implementation depends on more than merely the actions or decisions of City government. Intergovernmental and private sector decisions and investments also play a major role in implementation. The General Plan is intended to serve a coordinating function for those decisions which affect the physical development of the City and promote the vision of the City's residents with regard to their future.

Federal, State, regional and County decisions affect the City and its residents in such diverse areas as transportation, air quality, education, flood protection, water and air quality, housing subsidy programs, and health and welfare facilities and services. The private sector finances and implements most of the development that occurs in the City. Decisions on the specific location and timing of a development project have traditionally been initiated by the private sector and will continue to be. However, through necessity the City is becoming concerned with better coordination between Federal, State, and regional agencies and private development to promote General Plan goals of sustainable development within the City and throughout the country.

This section outlines various implementation as well as monitoring programs and strategies for the City's 1990-2005 General Plan and is divided into three sections: **Implementation Tools, Major Projects, Potential Funding and Implementing Agencies and Timelines, and Monitoring Programs.**

B. IMPLEMENTATION TOOLS

Most implementation methods derive from the City's corporate and police powers. State law requires cities to have subdivision and building regulations and open zoning, while most other measures are adopted at local option. If the goals and objectives of the General Plan are to be served effectively, the implementing measures must be carefully chosen, adapted to local needs, and carried out as an integrated program of complementary and mutually reinforcing actions. At the same time, they must be used to achieve results that are consistent with the General Plan.

1. Acquisition

City acquisition of real property rights is another means of implementing the General Plan. Land acquisition is particularly useful in carrying out the plan proposals of the land use, and circulation elements. In implementing the land use element, the City may acquire land designated for government offices, police and fire stations, parks, access easements, preservation of proposals for open-space lands, or for public purposes such as redevelopment. With regard to the circulation element, the City might acquire land for public rights of way (e.g., sidewalks, bike paths, streets) and transit terminals. The City may acquire real property rights in various ways including: acquisition of fee simple absolute interests, acquisition of easement interests, leasing, lease-purchase agreements, purchase and resale, purchase and lease, joint acquisition with local agencies, land swapping, eminent domain, general obligation bonds, special taxes, Mello-Roos Community Facilities Act, special assessments, tax increment financing, and grants.

2. Capital Improvement Program

Construction of public facilities and infrastructure is an important link between the development of the City and the implementation of the General Plan. The City will be developing a Five Year Capital Improvements Program (CIP) that itemizes specific improvements and indicates the schedule and anticipated funding for them. Based on an annual review of the CIP, priority capital improvement projects to serve existing or planned development are identified. The Annual Capital Improvement Budget is then adopted to implement these priority projects. In this way, the CIP serves as a financial planning document as well as a physical planning document. It permits the construction of improvements to occur in a logical order which prevents unnecessary duplication, and allows the construction of a single project to be scheduled over more than one year.

3. Development and Impact Fees and Improvement Requirements

New growth and development add to the service and facility requirements of the City and other public agencies. Additional demand for ongoing services are financed by the operating revenues paid by new as well as existing development. However, the fiscal burden of the new facilities necessary to deliver City services to new development is beyond the capacity of normal municipal revenues. In recognition of this fact, the Concurrency section of the land use elements states that the capital and facility needs generated by new development should be financed by new development.

The City implements this policy in two ways:

a. New development is required to construct and dedicate to the City all public improvements directly attributable to the site. This includes sewer extensions, sewer laterals, street improvements, sidewalks, street lighting, fire hydrants and the like. In the implementation of level of service policies for transportation and sanitary sewers, development will be required to finance improvements to nearby intersections or downstream sewer mains in which capacity would be exceeded as a result of development.

b. To finance the construction and improvement of facilities and infrastructure systems for which the demand for capacity cannot be attributed to a particular development, the City imposes a series of impact fees through which new growth collectively finances these facilities and systems. These taxes are over and above cost-recovery fees charged for processing and reviewing applications for development approvals and permits. City impact fees include school and park fees. These fees may be adjusted from time to time to reflect changing costs and new requirements. Additionally, new fees or taxes may need to be imposed to finance other capital and facility needs generated by growth.

4. Development Review Process

The City's Development Review process is multi-faceted and involves programs of several City Departments. This process has the most direct influence on the City's ability to carry out the primary development goals and policies of the General Plan and also implements land use policies and changes shown in the Land Use Diagram. The primary elements of the Development Review process include: Zoning, Subdivision Regulations, Environmental Review, Annexation Procedures, Site and Architectural Review, Level of Service Policies, Building and Housing Codes and Permits, and Citizen Participation. All these policies combine to control the rate, amount, type and character of development which is allowed. The Citizen Participation component of the Development Review process consists primarily of the public hearings and are incorporated in all phases of the Development Review process which involve the issuance of discretionary permits by the City.

5. Incentive Programs

To attract economic and residential development to the Central core and other areas, the City can establish incentive programs designed to attract particular types of development and rehabilitation of specific areas. Incentive programs might include fee waivers for utilities and sewers such as those used to encourage the development of affordable housing. Other incentives might include infrastructure projects financed by the redevelopment, subsidy finance from CDBG and redevelopment housing set-aside funds, reductions in parking standards, streamline permit processing, density incentives, low interest loans, and participation agreements with banks.

6. Jobs/Housing Balance

Jobs/housing balance is based on the premise that commuting, the overall number of vehicle trips, and the resultant vehicle miles traveled can be reduced when sufficient jobs are available locally to balance the employment demands of the community and when commercial services are convenient to residential areas. Achieving a jobs/housing balance requires controlling the location, intensity, and nature of jobs and housing to encourage a reduction in vehicle trips and miles traveled and a corresponding increase in the use of mass transit and alternative transportation modes such as bicycles, walking and carpools. Planning for a jobs/housing balance requires in-depth analyses of employment potential (existing and projected), housing demand (by income group and corrected for regional housing opportunities), new housing production, and the relationship between employment opportunities and housing availability. Other factors such as housing cost and transportation systems must also be evaluated.

Strategies for implementing a jobs/housing balance include locating higher density housing near employment centers, promoting infill development, actively recruiting businesses that will utilize the local work force, and providing affordable housing opportunities within the community. Jobs-housing provisions most directly affect the land use, circulation, and housing elements. Because of the regional nature of employment and the free flow of employee across political boundaries, working with regional agencies to achieve a regional job/housing balance has the best chance for success.

7. Preferential Assessments

Preferential assessment of real property offers landowners an economic incentive for keeping their land in agricultural or open-space uses. This can serve to implement General Plan goals by reserving areas designated for agriculture, open space, scenic resources, and natural resource uses. State law provides local government with several preferential assessment programs including Williamson Act contracts and Conservation, Open Space and Scenic Easement Acts. They share the characteristic of being "enforceable restrictions" for the purpose of restricting land values.

8. Williamson Act

The California Land Conservation Act (Williamson Act) allows counties and cities to establish agricultural preserves and offer contracts to landowners for the purpose of protecting agricultural land from premature conversion to other uses (Government Code Sections 51200 et seq.). Owners of qualified land who contract with the City agree to continue agricultural or compatible activities for a period of at least ten years. In return, the City agrees to assess the property at its agricultural rather than market value. The state may reimburse the City for a portion of its resultant tax losses through a subvention fund.

9. Conservation Easement Act

The Conservation Easement Act (Civil Code Sections 815-816) provides that a local government or a nonprofit organization may acquire perpetual easements for the conservation of agricultural and open space lands and historic preservation. The landowner and accepting agency will agree upon the types of uses that may be permitted and these will be incorporated into the easement. Granting of a conservation easement may qualify as a charitable contribution for tax purposes. The easement may also qualify as an "enforceable restriction" for purposes of preferential assessment.

10. Open-Space Easement Act

The Open-Space Easement Act of 1974 (Government Code Sections 51070-51097) authorizes local governments to accept easements granted to them or to nonprofit organizations for the purpose of conserving open space or agricultural lands. These easements are established for a ten year period, and this term is renewed annually. An open space easement must be consistent with the General Plan (Government Code Section 51084). The local government is prohibited from granting building permits for land subject to this type of easement, considered an "enforceable restriction" of land under a preferential taxation program. Procedures for termination by non-renewal and by abandonment are set out in the state statute.

11. Scenic Easement Deed Act

The Scenic Easement Deed Act (Sections 6950-6054) authorizes a local government to purchase fee or scenic easements, but does not promote a specific mechanism for obtaining them. Sections 65870-65875 enable local governments to adopt an ordinance for the purpose of establishing open space covenants with property owners. These deed restrictions regulate land uses.

12. Redevelopment

Redevelopment, which combines police and corporate powers, is one of the most powerful tools available to the City for implementing the General Plan. As a potential source of infrastructure financing, redevelopment may help carry out the land use proposals of the land use element. Where the private sector alone is unable or unwilling to assemble land and invest the necessary capital for revitalizing blighted areas, redevelopment is a means of focusing resources to transform a deteriorating or "blighted" area into a more productive part of the community.

The tax increment financing technique established by California Redevelopment Law is utilized to freeze the property tax rate within the City's redevelopment areas at the existing level when the redevelopment area is formed. Thereafter, increases in the property tax revenues generated by increased assessments on land and improvements within the designated area accrue to the Redevelopment Agency. The City's Redevelopment projects include both the Harvey West and Natural Bridges Industrial Park, Mission Street, Water and Soquel Avenue, Ocean Street, the Downtown, Beach, the North River Street and South of Laurel areas.

There are two ways in which the tax increment revenues are used to directly benefit the greater community. First, the State Redevelopment Law requires that 20% of all tax increment revenues be set aside for construction of low and moderate income housing. This housing may be constructed within or outside of the Redevelopment areas and is one of the major sources of funding to implement the General Plan's housing goals and policies as well as the housing programs contained in this section. The second manner in which Redevelopment revenue can be used to benefit the community is through the funding of various infrastructure improvements within and outside the designated redevelopment areas which directly support economic development within the area.

13. Specific Plans

A specific plan is a tool for the systematic implementation of the General Plan. It may be applied to all or a portion of the area covered by the General Plan. Any interested party may request the adoption, amendment or repeal of a specific plan. While a plan may be prepared by either the public or private sectors, plan adoption, amendment and repeal are the responsibility of the local legislature.

At a minimum, a specific plan must include a statement of its relationship to the General Plan and a text and diagram(s) specifying all of the following in detail: the distribution, location, and extent of uses of land within the are covered; the proposed distribution, location, and extent and intensity of major components of public and private transportation,

sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed; standards and criteria by which development will proceed and standards for the conservation, development and utilization of natural resources, where applicable; and a program of implementation measures including regulations, programs, public works projects and financing measures necessary to carry out the project.

14. Transportation Systems Management

Transportation system management (TSM) is a means of improving the efficiency of the existing transportation system through more effective utilization of facilities and reduction of user demand. TSM strategies, either individually or as a package of supportive programs, attempt to reduce existing traffic congestion and vehicle miles travelled and increase the person - carrying capacity of the transportation system. Other benefits of TSM include improved air quality, conservation of energy resources, reduction of new transportation and parking facility needs, and prolonged life of existing transportation facilities. To achieve the highest degree of TSM success possible, it is imperative that the planning and implementation of TSM be coordinated among transportation and planning agencies, transit providers, developers and employers.

When supported by all the parties affected by poor circulation, TSM has widespread applications for implementing various elements of the City's General Plan. For instance, TSM planning policies can be used to help correlate the land use and circulation elements. Such policies assure that planned street and highway capacities will adequately accommodate traffic generated by planned land uses. TSM programs that discourage single passenger car commutes and that promote flexible hours at places of employment may improve the levels of service of area streets and highways. Clean air and energy conservation policies may also be implemented through TSM programs that reduce motor vehicle trips and thereby air pollution and energy use.

C. MAJOR PROJECTS, POTENTIAL FUNDING AND IMPLEMENTING AGENCIES AND TIMELINES

1. Major Projects

GENERAL PLAN PROJECTS WITH MAJOR CIP OR BUDGETARY IMPLICATIONS
MAJOR PROJECTS Sept. 1992 — Jan. 1, 2005

WATER QUALITY

EQ 2.2.3 - Acquire critical lands and develop and implement watershed management plans for the San Lorenzo and coastal watersheds and continue to update the management plan for the Loch Lomond watershed.

BIOTIC RESOURCES

EQ 4.2.1 - Develop, adopt and implement management plans for City owned sites including the San Lorenzo River and Neary Lagoon.

URBAN FORM

CD 1.3.3 - Develop a master plan to provide for the long-term preservation of the City's greenbelt lands.

CHARACTER AND SCALE OF THE BUILT ENVIRONMENT

CD 3.1 - By 1994, adopt a Design Review Manual to be used as a statement of City-wide design policy.

CD 3.2 - Develop new and also implement existing plans and design guidelines for areas of community importance, to preserve and enhance areas contriuting to the City's built character.

NEIGHBORHOOD QUALITY

CD 4.1 - Work with neighborhood groups to plan for improvements to their neighborhood and, in the process, evaluate street width, landscaping, street lighting and furniture, architectural, pedestrian and natural amenities, rehabilitation opportunities and make recommendations and develop incentive programs for enhancing neighborhood quality.

IMAGEABLE PATHS AND ENTRANCES

CD 5.2.1 - Prepare a corridor design plan for Mission/Water Street

CD 5.2.2 - Define the desired character of Soquel Avenue and Water Street and prepare a corridor plan in conjunction with the Eastside Business Redevelopment Project Plan.

CD 5.2.3 - Develop a gateway and design concept for the Riverside Avenue corridor.

CD 5.2.4 - Prepare a corridor plan for Ocean Street that provides for understandable visitor access to the Beach.

CD 5.3 - Develop a comprehensive, City-wide directional sign program to provide a clear and continuous sign system providing accurate directions and easier access to destination points.

LANDSCAPING

CD 6.2.1 - Develop a Street Tree Master Plan and landscaping theme for the City's imageable paths and entrances and designated residential areas.

RESIDENTIAL, COMMERCIAL AND INDUSTRIAL LANDS

L 2.2.1 - Update land use and design guidelines for the Beach and Wharf Area addressing the area's importance as both a center of tourism and residential area.

L 2.2.2 - Prepare an area plan for the South-of-Laurel area providing for a mix of multi-family and commercial uses. The plan should be guided by the objective of creating an in-City, people-friendly, medium to high density neighborhood with neighborhood commercial areas that coexists with visitor-serving commercial development linking the beach area to downtown.

L 2.2.3 - Prepare an area plan for the North River Area which provides for a mix of land uses, and which takes into account the area's proximity to Downtown, Mission Hill, and the San Lorenzo river, and acknowledges the area's roll as an access corridor to Downtown.

L 2.2.9 - Develop and implement plans for the Eastside Business Redevelopment Project Area, Ocean Street and Mission Street Corridor to improve their economic competitiveness and develop aesthetically pleasing places to drive and shop.

OPEN SPACE LAND USES

L 3.1.1 - Analyze the feasibility of developing an open space assessment district to acquire certain areas.

L 3.1.2 - Apply for open-space acquisition funds as they become available through the State, Federal Government and other agencies and/or encourage acquisition of open space by land trusts or conservancies.

L 3.4.1 - Develop and implement a master plan for Pogonip in a manner consistent with the purpose of the property's acquisition and environmental resources and examine the feasibility of providing opportunities for public use of the Pogonip Club.

L 3.4.2 - Develop an Arroyo Seco master plan to maintain, manage and allow for the expansion of recreational uses such as trails and seating areas.

L 3.4.3 - Update the DeLaveaga master plan to maintain and manage natural areas and potentially allow for expansion of recreational uses.

L 3.4.6 - Implement recommendations for restoration of Jessie Street Marsh including preparation of a marsh management plan pursuant to policies SLR 1.4.3 - 1.4.6.

L 3.4.7 - Require preparation of and implement a management plan for the natural areas of Lighthouse Field in accordance with the Lighthouse Field policies.

L 3.4.10 - Implement the Neary Lagoon Management Plan.

L 3.4.11 - Implement the San Lorenzo River Enhancement and Design Plans

L 3.4.12 - Implement the Moore Creek corridor Access and Management Plan

L 3.5.5 - Develop and implement plans to maximize public access and enjoyment of recreation areas along the coastline.

CIRCULATION

C 1.2 - By December 1993, develop and integrate Pedestrian, Bike, Mass Transit and Arterial Streets Master Plans recommending circulation improvements in areas with deficiencies (or inadequate levels of service) and develop plans to complete or else improve the efficient utilization of existing circulation facilities. Update these master plans every 5 years.

C 1.3.1 - Work with the SCCRTC and other agencies to produce a County-wide origin destination study analyzing major trip origins and destinations and modes.

C 1.3.4 - Develop and implement strategies, such as coordinated signs and street naming, protected turn lanes, and remote parking/shuttle programs, to reduce traffic congestion along the Visitor/Beach area travel corridors.

C 1.4 - Develop a triennial Circulation Report monitoring and evaluating the use, efficiency and safety of all components of the circulation system and TSM strategies.

C 1.8.1 - Improve the City's computer transportation model and ensure it is consistent with the SCCRTC's regional transportation model.

C 1.8.5.1 - Implement MBUAPCD transportation control measures (TCMs) for the 1992 AQMP including: Trip Reduction Ordinance (employers and schools), Commuter Transit Service, Transit Improvements/Continued Service Levels, Tourist Transit Shuttle, Traffic Signal Synchronization, Bicycle Facilities Maintenance and Construction, and Park and Ride Facility Construction.

C 1.8.6.1 - Conduct a study to assess the real costs of auto transportation to people of Santa Cruz, including subsidies for roads and parking, safety and environmental degradation.

PEDESTRIAN SYSTEM

C 2.2.2 - Develop a time schedule and comprehensive funding program for the proposed pedestrian system improvements prioritizing development of pedestrian improvements to and from community facilities, mass transit stops, pedestrian activity centers such as the Beach and Downtown, and those serving the needs of the physically disabled. (See Table C-3)

BIKE SYSTEM

C 3.1.2 - Develop a time schedule and comprehensive funding program for the proposed bike improvements and prioritize the development of bike lanes on arterial streets, collector streets and in already-adopted City plans including the East-West Bicycle Task force Final Report and the Regional Transportation Plan.

C 3.2.3 - Identify signalized intersections needing bicycle detection systems (e.g., Bay Street from High to Mission Streets) and install them with appropriate markings. Where feasible, adjust existing loop detectors to be sensitive to bicycles.

C 3.2.4 - Ensure that traffic diverters, chokers and railroad crossings do not impede bicycle travel by allowing bicycles to travel through diverters and islands, retrofitting railroad crossings, and designing and implementing intersection improvements that will facilitate bike travel.

C 3.2.5 - Develop a program to provide regular sweeping, pavement repairs, striping, and signs along bike routes and coordinate activities with the SCCRTC Bikeway Hazard Program.

MASS TRANSIT

C 4.1 - Work with SCMTD to develop a Mass Transit Master Plan to maintain a transit level of service standard and increase ridership by up-grading services and expanding routes, especially for commuters.

C 4.1.2 - Pursue passenger rail transit on the Southern Pacific Right-of- Way corridor by 1997 and fixed guideway between UCSC and Santa Cruz 2000.

C 4.1.3 - Maintain existing and expand bus services along major commute corridors and to major destinations such as UCSC, Downtown, Harvey West and Natural Bridges Industrial Parks, DeLaveaga/Prospect Heights/Harvey West Areas to Downtown, Santa Cruz-Live Oak, Santa Cruz-Santa Clara County, and along coastal routes.

C 4.1.3.1 - Develop express bus systems along major commute corridors to minimize the number of stops and encourage commuter bus travel to and from major destinations.

C 4.4.1 - In coordination with the SCCRTC Fixed Guideway/Rail Project, consider developing a rail shuttle demonstration project to the beach, with remote parking in the Harvey West/Sashmill Area and an aggressive sign and information program, in advance of a more comprehensive passenger rail system.

C 4.4.3 - Continue to improve the Beach and Wharf bus shuttles to enhance their appeal and utility to visitors and develop a Downtown/Beach bus shuttle by 1993 along the route of the trolley proposed in the Downtown Recovery Plan.

C 4.4.4 - Work to develop weekend/summer shuttle service along the coastline and to specific beaches and destinations such as Seabright, boardwalk, the Santa Cruz Yacht Harbor, Natural Bridges, and Lighthouse Point and work to develop weekend/summer bus service from Santa Clara Valley to Santa Cruz.

ROAD SYSTEM

C 5.2 - Develop deficiency plans and monitoring programs when congestion management corridors and arterial street intersections reach LOS E.

C 5.3 - Develop plan lines, program and construct funded and approved baseline road projects and pursue funding options on non-funded and non-approved baseline projects (Table C-22) and commence project development only after the project has been funded and also publicly reviewed and approved.

C 5.6 - Develop a Visitor/Coastal Access plan consistent with circulation planning goals and promoting alternative transportation modes, to provide convenient and clear access into and out of major destination areas, reduce conflicts with residential traffic, and make Santa Cruz an "inviting" place to visit.

C 5.8.4 - Develop neighborhood traffic control plans, where necessary, to minimize traffic impacts on local streets and to enhance local access through the use of diverters, chokers, barriers, signs, and speed enforcement.

TRANSPORTATION SYSTEMS MANAGEMENT

C 6.4.2 - Develop a Downtown and Beach Area parking management strategy that ensures the viability of businesses, promotes alternative forms of transportation, and funds the cost of future parking improvements.

C 6.5.2 - Work with Caltrans to examine the feasibility of using shopping centers and church parking lots, within the city and County, as park and ride lots during the weekdays and developing parking lots at the City fringe coordinated with low-cost shuttle service to the Downtown and Beach Areas.

C 6.7.2 - Update and maintain coordinated signal timing in various traffic corridors including but not limited to: Ocean/Water Street, Laurel/Front Street, Soquel Avenue, and Riverside Avenue.

C 6.8 - Develop a TSM planning and monitoring program to evaluate, adjust and improve City-wide TSM strategies.

SPECIAL NEEDS HOUSING

H 2.3 - Allocate funds and work with public and non-profit housing providers to provide group housing suited to the special needs of persons with the HIV virus.

H 2.9.1 - Provide a day facility by 1996, to provide homeless persons and families with resources which will assist them in making transitions to employment and permanent housing. The facility should include personal lockers, shower facilities, toilets, and a message center.

AFFORDABLE HOUSING

H 3.1.2 - By 1995, adopt a Redevelopment Agency Affordable Housing Strategy detailing houw housing set-aside funds should be used for the next 5-year period, beginning with the 1995/1996 allotment of funds available.

CONSERVATION AND REHABILITATION OF HOUSING

H 4.3.1 - Continue allocating all inclusionary housing in-lieu fees generated between May 1991 and May 1996 to the Target Area Housing and Relocation Assistance Fund to provide incentives for rehabilitation of existing housing units and development of housing affordable to very low and low income households and to provide relocation assistance to persons who may be displaced by housing rehabilitation or other activities in the Beach/Lower Ocean Target area.

ECONOMIC PRINCIPLES

ED 1.1.3 - Maintain up-to-date information useful to private business and pertinent to the Santa Cruz economy, such as demographics, future plans, local employment and market statistics, and population growth and develop an economic base study by 1996 to help evaluate business opportunities in the City and surrounding region.

RETAIL TRADE AND COMMERCIAL SERVICES

ED 2.4.3 - Develop and implement a promotion and management plan for the Municipal Wharf aimed at attracting local residents and enhancing recreational and economic opportunities while protecting the Monterey Bay.

ED 2.4.4 - Implement a retail recruitment and management program for the City's central business district to maintain a competitive Downtown and to retain existing and attract new businesses.

ED 2.4.5 - Create a promotion district and water front management zone in cooperation with Beach Area businesses and residences to coordinate visitor services throughout the Beach Area.

INDUSTRY

ED 3.4.1 - Develop a business expansion and retention program on an industry-by-industry basis to open lines of communication between business and local government, market public and private employment training programs and business assistance services, gather data and identify market gaps that can be filled by new or existing local businesses.

TOURISM

ED 5.6.3 - Develop a comprehensive signing program to improve access to tourist designations and lodging facilities to encourage the participation of smaller loging facilities in serving the conference and other markets.

CITY GOVERNMENT

CF 1.1.2 - Develop public computer access to City information including agendas, minutes, public hearing dates and land-use information.

CF 1.2.1 - With the five-year update of the General Plan conduct a community attitude survey of public needs and interests.

CF 1.3.1 - Develop a City-wide Geographic Information System by 1994.

CF 1.4 - Implement Accessibility Committee recommendations to ensure City information, meetings and buildings are accessible to the physically disabled and elderly and to comply with Federal Section 504 and ADA regulations by 1995.

CHILDREN, YOUTH AND FAMILIES

CF 3.4.6 - By 1993, identify and acquire a replacement site for La Familia Center to operate in the Beach/Lower Ocean Target Area.

COMMUNICATIONS AND INFORMATION NETWORK

CF 5.2.1 - Achieve the service standards of the Library Systems Long Range Plan and site and size libraries to provide maximum utility to the most patrons.

CF 5.2.2 - Maintain an adequate collection to serve the needs of the community by implementing a collections standard of three items per capita (75% of the collection should be books and 25% should be non-book materials such as records, discs, and videos) and ensure that materials set forth a variety of views on controversial topics.

WATER SUPPLY, CONSERVATION, QUALITY AND DISTRIBUTION

CF 6.3.1 - Continue preliminary engineering and environmental review of water supply alternative projects presented in Table CF-5, and consider implementation of selected alternatives.

CF 6.4.4 - Implement recommendations of the Water Treatment Alternatives Study.

WASTEWATER TREATMENT

CF 7.1.2 - Repair or replace those lines that have deteriorated past the point of useful service or have been identified as deficient under current flow conditions, fiving priority to sewer lines in areas adjacent to the San Lorenzo River. New pipelines should be sized to handle future flow for at least 50 years.

CF 7.2.1 - Update the 1984 Sewer Master Plan by 1994 to reflect changes in land-use and population projections, UCSC growth, and identify projects needed basin-by-basin through 2005.

CF 7.2.2 - Upgrade the existing wastewater treatment plant to provide secondary level treatment by 1996.

CF 7.2.3 - Monitor the capacity of the wastewater treatment plant and when it reaches 75% capacity, develop a plan to address future needs consistent with the Environmental Quality policies of this Plan.

CF 7.2.6 - Construct a leachate line from the municipal landfill to the City's wastewater collection system and prohibit sewer hook-ups, with the exception of wastewater from Wilder Ranch if consistent with the policies of and permitted by Santa Cruz County and the Coastal Commission.

SOLID WASTE DISPOSAL AND RECYCLING

CF 8.2.4 - Expand the recycling program to include multi-residential customers, schools and public institutions, and commercial and industrial businesses.

CF 8.2.5 - Expand the list of curbside recyclables to include paper and other products as necessary, and also begin a program to recycle water based paint on a drop off basis at the City Recycling Center and consider alternatives for curbside pickup.

CF 8.2.6 - Provide receptacles for separating recyclable materials from nonrecyclable materials at City parks, the wharf, the beach area, the Downtown and other public facilities.

CF 8.4 - By 1995, begin preparation and implementation of plans for the closure and replacement of the Sanitary landfill addressing current and future uses of the site (including design criteria, visual resource protection, water quality, and eventual recreational reuse), the development of various disposal methods, and operational standards.

STORM DRAINAGE

CF 9.1 - Update the Storm Drainage Master Plan by 1994 to guide storm drainage improvements through the year 2005.

PARKS AND RECREATIONAL LANDS

PR 1.1 - By 1993, develop an acquisition strategy for parks and recreational lands to expedite the acquisition of suitable park sites, prioritize rexommendations in the budgetary process, and identify and pursue funds outside of the City for park acquisition.

PR 1.2.5 - Pursue acquisition or dedication of park land in the Lower Western Drive and West Escalona Area and also examine the feasibility of utilizing private open space in the area for public park purposes.

PR 1.2.6 - Expand recreational facilities in University Terrace Park.

PR 1.2.8.2 - Identify and acquire adequate park lands as mitigation for the loss of park land at Neary Lagoon, including possible acquisition of property adjacent to the Popper-Keizer School on California Street, property on Almar and Ranking, and a vacant lot on Dufour Street.

PR 1.2.10 - Develop a Riverfront Park along the San Lorenzo River at the end of Cathcart Street. (See the Downtown Recovery Plan and the San Lorenzo River Design Plan).

PR 1.2.17 - Improve access (pedestrian, bicycle, automobile) from existing and proposed residential developments to Harvey West park and Pogonip.

PR 1.2.19 - Complete acquisition of John Franks park.

PR 1.2.20 - Investigate the feasibility of acquiring and developing a neighborhood park site or recreational opportunities in the Carbonera, Branciforte Drive and Goss Street areas, and Emeline/County Health Center areas.

PR 1.2.21 - Work with Santa Cruz City Schools to make site modifications to Branciforte Junior High, Harbor High and DeLaveaga School to improve their use as parks and recreational space.

PR 1.2.22 - Improve pedestrian access from Prospect Heights to DeLaveaga Park by constructing hiking trails.

PR 1.2.23 - Acquire a neighborhood park site in conjunction with the proposed elementary school at the Arana Gulch site.

PR 1.2.24 - Renovate Central Park.

PR 1.2.27 - Pursue physical expansion, facility improvements and improved access to Harvey West Park.

PR 1.2.28 - Renovate Lower DeLaveaga Park and investigate the feasibility of improving bicycle access to it.

PR 1.2.29 - Improve access and design linkages from surrounding residential developments and Downtown to San Lorenzo Park and River.

PR 1.4.1 - Implement enhancements to Pacific Ave. and surrounding streets, proposed in the Downtown Recovery and Streetscape Plans, including Scope Park and the Town Clock Area.

PR 1.4.2 - Implement the Beach Street Promenade Design Plan and improve pedestrian linkages between West Cliff Drive and the San Lorenzo River.

PR 1.4.3 - Develop a significant public plaza in the Downtown core (preferably on or adjacent to Pacific Avenue) for public gathering and cultural activities.

PR 1.4.4 - Develop a public space in the Plaza Lane/Cedar Street area.

PR 1.7.1.4 - Develop plans for improving pedestrian and bike access from the Downtown and other residential neighborhoods and recreational areas to coastal recreation areas.

PR 1.7.1.5 - Provide and encourage provision of adequate bike parking at coastal recreation areas along the coast including Natural Bridges, West Cliff Drive pocket beaches, Main Beach, Seabright Beach, and the Yacht Harbor.

PR 1.7.3 - Prepare and implement a beach management plan for Main and Cowell Beaches that addresses drainage onto the beach, litter control and beach maintenance, lagoon levels at Neary Lagoon, special events coordination, distribution of recreation uses, handicapped areas, and interpretive signs to ensure safe public access and protection of environmentally sensitive areas.

PR 1.7.6 - Develop and implement an integrated design, land use, recreation, cliff stabilization, and landscaping plan for West Cliff and East Cliff Drives to enhance public access, safety and recreational enjoyment in these areas.

PR 1.7.11 - Establish a Recreation/Waterfront Zone encompassing the portion of the Monterey Bay from the mouth of the San Lorenzo River to Steamer's Lane, from the shore to the kelp line, and provide for management of Municipal Wharf, beach, water activities, parking and recreational activities in a manner that promotes access and protects the Bay.

PR 1.9.2 - Conduct landscape water audits for all parks and incorporate results into budgetary decisions for upgrading systems and management of irrigation scheduling.

RECREATIONAL FACILITIES

PR 2.3 - Pursue development of community meeting rooms on or adjacent to Frederick Street Park.

PR 2.5 - Examine the feasibility of developing new and/or expanding and refurbishing existing baseball and athletic fields, including those on school sites to meet the needs in Table PR-9. Give priority to upgrading existing baseball and athletic fields in order to correct any deficiencies in facilities.

PR 2.8 - Determine the feasibility of expanding or rehabilitating current gymnasiums, including those on school sites to meet the basketball and volleyball needs in Table PR-9.

PR 2.9 - Rehabilitate existing facilities at Harvey West Pool.

RECREATIONAL PROGRAMS AND CULTURAL FESTIVITIES

PR 3.7.1 - Establish a center for Beach Area activities and events that provides space for event assembly, visitor information, public event security, film-making support and other visitor support activities.

RECREATION CORRIDORS

PR 4.2.1 - By 1995, develop plans, a time schedule and funding program for implementing the proposed set of recreational trails. (See Table PR-11).

HISTORIC AND ARCHITECTURAL RESOURCES

CR 2.1.4 - Inventory City-ownes properties of historic interest and develop and implement plans for their protection, restoration, and/or rehabilitation, including but not limited to DeLaveaga Covered Bridge, West Cliff Drive Bridge, Carmelita Cottages, Fire Station #1, City Hall, the Wharf, and Plaza Park

MUSEUMS

CR 3.1 - Maintain the City Museum as a key cultural, historical and educational facility, providing collections, exhibits and educational programs focused on the cultural and natural history of the Northern Monterey Bay Region and developing adequate facilities for expanding museum collections, exhibits and educational programs.

VISUAL AND PERFORMING ARTS

CR 4.1.1 - By 1993, require a certain percentage of the tax increment funds from the redevelopment district to go towards public art.

FLOODING HAZARDS

S 3.3.1 - Make necessary improvements to Water Street Bridge.

S 3.3.2 - Construct a low flood wall adding 1 to 3 feet to the levees and also identify and proceed with any necessary levee reinforcements.

S 3.4 - In conjunction with the San Lorenzo River studies, re-evaluate flood potentials along Branciforte and Carbonera Creeks and, if flooding potentials have increased, devise a set of measures to reduce flooding hazards in areas that will be affected by them.

FIRE HAZARDS

S 4.1.1 - By 1993, evaluate fire service and prevention needs such as stations, staff and equipment relating to the City's land use and circulation plans, and ensure that any new equipment meets height requirements necessary in the Downtown.

POLICE SERVICES

S 5.1.1 - By 1993, determine appropriate police staff, station, equipment and training needed to meet the demands of increased population and tourism and emphasize community-oriented policing.

HAZARDOUS MATERIALS

S 6.1.2.2 - Establish a permanent Hazardous Household Wastes facility for City residents to dispose materials in a safe and legal manner, and allow for temporary drop-off programs until a permanent facility is available.

2. Work Program

GENERAL PLAN WORK PROGRAMS
Sept 1992-Jan 1, 2005

AIR QUALITY

EQ 1.2.1 - Map sensitive land uses including hospitals, schools, and care facilities and periodically check air quality in these areas.

EQ 1.3 - Work with the County and MBUAPCD to establish air monitoring stations for the City and surrounding areas that monitors a full range of pollutants.

EQ 1.7.1 - Investigate methods for developing a carbon dioxide budget for the City that limits carbon dioxide emissions.

EQ 1.7.2.1 - Strive to eliminate the use of polystyrene foam (PSF) packaging products, and styrofoam throughout the City.

EQ 1.7.2.2 - Expand reclamation and recycling programs for all CFC-containing products and applicances at the City landfill.

EQ 1.7.2.3 - Eliminate loopholes in household, commercial or industrial use and recycling of CFC's.

EQ 1.7.3 - Replace City-owned and encourage replacement of privately owned fire extinguishers with models that do not use ozone depleting compounds.

EQ 1.8 - By December 1992, develop a city-wide smoking ordinance to assure indoor air quality and minimize health hazards from secondary smoke.

WATER QUALITY

EQ 2.3.1.6 - Require a maintenance program and oil grease and silt traps for all parking lots over 10 spaces and also investigate methods of retrofitting existing parking lots with grease, oil and silt traps.

EQ 2.3.1.7 - Mark storm drain grates to discourage dumping of oils into the storm drain system.

EQ 2.3.1.8 - ...investigate the feasibility of increasing street sweeping intervals.

EQ 2.4 - Evaluate the water quality of natural springs and streams in the City and devise strategies to protect and restore these areas.

SOILS

EQ 3.1.4 - Work with the County and Port District to reduce erosion and sedimentation occurring in Arana Gulch.

BIOTIC RESOURCES

EQ 4.1.4 - Work with the Calfornia Department of Parks and Recreation and other agencies to protect tidepool areas below DeAnza Mobile Home Park and along Natural Bridges and West Cliff Drives.

EQ 4.2.7 - Develop an Adopt-a-Stream program on a trial basis and determine its potential to protect, enhance and restore stream resources within the City.

EQ 4.5.3.3 - Explore funding for the public acquisition of privately owned monarch butterfly habitats and place signs and information at City-owned sites.

ENERGY

EQ 5.2.2 - Approach UCSC to develop a joint energy efficiency program addressing waste management, transportation and new construction.

EQ 5.3.1 - Investigate requiring energy efficiency and consumption analysis for all new projects, public and private, proposed for construction and consider prioritizing permit processing and reducing permit fees for projects where total annual energy use is demonstrated to be significantly less than in conventional projects.

EQ 5.3.3 - Develop and adopt a solar access ordinances to protect solar access rights and require solar orientation to maximize utilization of solar potential.

EQ 5.3.5 - Review building codes to remove obstacles to utilizing renewable energy systems, and provide incentives in obtaining permits for such systems.

EQ 5.4 - Develop and implement a program of incentives and requirements to improve the energy efficiency of existing structures (including swimming pools and spas) with cost-effective conservation and renewable energy systems.

EQ 5.6.1 - Investigate the potential for development and financing of privately owned renewable energy sources and promote their establishment where feasible.

EQ 5.6.2 - Investigate the feasibility of investing a percentage of City revenues in renewable energy production so that a long term renewable energy base is built for City needs.

NOISE

EQ 6.6 - Consider an ordinance regulating the level of daytime and nightime intense and intrusive short duration noise from the operation of machinery and outdoor equipment (e.g. leaf blowers) in residential areas.

URBAN FORM

CD 1.1.2 - Develop design criteria to ensure compatibility of infill development with existing neighborhoods and development patterns (including intensities and land uses)

CD 1.2.1 - Annex the balancd of UCSC lands outside of the coastal zone immediately and consider annexing lands inside the coastal zone at a later date.

CD 1.2.2 - Consolidate the City limits in the Carbonera Area

CD 1.2.3 - Evaluate deannexing agriculturally zoned land on the western edge of the City.

NATURAL SETTING AND SCENIC RESOURCES

CD 2.2.1 - Develop siting, scale, landscaping and other design guidelines to protect visually sensitive areas and ensure that development is compatible with the character of the area. Areas to be protected include: open-space land uses, foothills, bluffs, scenic coastal areas, Beach Hill, Pogonip, Far West Side, Mission Hill, Moore Creek, DeLaveaga Park, and San Lorenzo River.

CD 2.2.2 - Identify important vistas and view corridors of community wide value to be preserved and require development to provide visual and physical breaks to allow access to these areas.

CHARACTER AND SCALE OF THE BUILT ENVIRONMENT

CD 3.2.1 - Develop and implement design guidelines for the Circles, the Downtown and Mission Hill Historic Districts, Mission, Soquel, Water, and Ocean Streets, West Cliff and East Cliff Drives, South of Laurel and the North River Area to preserve unique characteristics of the City's built environment.

CD 3.8 - Encourage the placement of works of art for public display by developing a plan for the incorporation of art in public places.

NEIGHBORHOOD QUALITY

CD 4.4.1 - Evaluate the use of a property maintenance ordinance and commercial residential use permit regulations as a means of improving neighborhood quality.

CD 4.5.1 - Re-examine remaining policies and programs in the Liveable Street Plan for the Downtown Neighborhood and consider developing plans for other streets and neighborhoods in the City.

IMAGEABLE PATHS AND ENTRANCES

CD 5.1.2 - Increase landscaping requirements for large parking lots.

CD 5.4 - Inventory each of the City's entrances and develop building design, landscape, lighting and sign criteria to define and enhance their characteristics.

CD 5.5 - Identify visitor-serving corridors and establish design concepts that make them attractive and interesting through landscaping, banners, flags, art, and displays, etc.

LANDSCAPING

CD 6.2.3 - Expand the Street Tree Program and require new development to contribute.

CD 6.2.4 - Develop and adopt a landscape ordinance for new and rehabilitated landscaping with specific irrigation designs, planting and maintenance plans emphasizing unity, aesthetics, water efficiency and stressing the planting of a diversity of native, drought-resistant species.

BALANCED COMMMUNITY

L 1.3 - Develop and promote a model community vision for Santa Cruz aimed at fostering the City's sustainable development and promoting the well-being of the community and all life on the planet.

L 1.7.1 - Work with public, private and education organizations to develop a human carrying capacity study for the Santa Cruz region, focusing on the long range impacts of human population, consumption and pollution, biotic stability, characteristic diversity and environmental quality.

RESIDENTIAL, COMMERCIAL AND INDUSTRIAL LANDS

L 2.2.8 - Combine the Western Drive Master Plan and the Moore Creek Access and Management Plan and other General Plan policies regarding land use and environmental protection for the area.

L 2.4.1 - Evaluate and update development guidelines for the Circles area and other neighborhoods or areas characterized by substandard lots.

L 2.4.2 - Evaluate provisions dealing with "nonconforming" regulations to achieve the flexibility necessary to deal with future uses of existing buildings and evaluate the feasibility of providing incentives to encourage the desired type of development.

L 2.4.3 - Review Zoning Ordinance provisions and establish guidelines for buffers between commercial and adjacent residential uses and where separation of traffic and parking from residential use is not feasible, provide guidelines for cooperation between uses.

L 2.4.4 - Establish guidelines for transition of development at the City's edge.

L 2.4.5 - Develop design guidelines for heavy industrial uses abutting residential, commercial and office areas to ensure that appropriate buffers are provided to avoid undesirable noise, smell, traffic, and other impacts.

L 2.6.1 - By January 1994, develop a population or bedroom density standard and/or FAR approach to multiple residential development, to implement policies for more affordable and a greater variety of housing.

L 2.6.2 - Establish and implement a Housing monitoring program to annually review housing production, assess remaining housing potential and evaluate housing needs. Information gained should be used as a basis for amending the General Plan

L 2.6.4.3 - Allow and encourage residential development in non-residential districts and develop appropriate design guidelines and incentives for this type of development.

L 2.6.6 - Evaluate incentives and/or requirements to promote residential development in connection with employment generating development.

L 2.6.7 - Consider raising the allowable density in the RT zoning district to 55 units/acre with the special density allowance.

L 2.7.3 - Designate, develop and maintain neighborhood commercial districts to provide limited services to nearby residential areas.

L 2.7.3.2 - Develop an incentive program to encourage conversion of uses in neighborhood commercial designations to neighborhood serving.

L 2.8.1.1 - Establish employment density criteria standards for industrial development and create incentives to attract industrial developments that meet the employment density criteria.

L 2.9 - Expand Zoning Ordinance provisions for mixed residential, commercial and office development and develop incentives encouraging mixed-use development acknowleding its trip reduction potential and other benefits.

L 2.9.1 - Identify areas where mixed-use development opportunities exist and develop appropriate guidelines and incentives to encourage that type of development.

OPEN SPACE LAND USES

L 3.1.4 - Study the potential for a Transfer of Development Credits Program to preserve parcels containing unique resources or that are located in areas where open space amenities would benefit the community.

CONCURRENCY

L 4.1.5 - By 1994, develop level of service standards for public facilities, including water, treatment plant, sewers, storm drains, solid waste, street lighting, sidewalks, bikeways, transit systems and streets that are consistent with General Plan objectives.

L 4.1.5.1 - By 1995, develop a list of public facility projects (with cost estimates) to be incorporated in the General Plan that would be necessary in order for the level of service standards to met over the life of the Plan.

L 4.3 - Develop a 5 year Capital Improvement Program to prioritize community needs and allocate funds for the construction of alternative transportation improvements, water and wastewater facilities, parks, libraries, cultural resources, government facilities and other programs necessary to serve current and projected population growth.

LAND USE AND CIRCULATION

L 5.3.4 - Designate appropriate areas adjacent or near arterial and transit corridors and potential rail corridors for development of higher residential or commercial densities and mixed uses to promote long-term transit viability and alternative forms of transportation, and also help reduce traffic congestion.

L 5.7 - Establish parking requirements relevant to changing community needs taking into account TSM measures, mixed-use development, and more area-wide or common parking approaches.

CIRCULATION PLANNING

C 1.1.1 - Establish and monitor modal-distribution percentage goals for all consistent with achieving a no net gain in the daily number of automobile trips. Strengthen alternative transportation improvements and TSM measures as necessary.

C 1.2.1 - Establish level of service criteria for pedestrians, bicycles, mass transit, and roads adequate to meet their modal-distribution shares.

C 1.3.6.1 - Conduct a survey of commuters further than 10 miles to identify the market for telecommuting, transit and ridesharing strategies.

C 1.3.6.2 - Contact employment centers and employers to encourage them to increase the availability of telecommuting and/or ridesharing options to their employees.

C 1.5.2 - Develop a Transportation Impact Fee to ensure that developers pay a fair share of circulation system improvements.

C 1.8.6.4 - Work with appropriate agencies and groups to initiate a program to provide helmets to all school children when riding bicycles.

PEDESTRIAN SYSTEM

C 2.3.1 - Revise standards for sidewalk width to develop minimum widths in proportion to expected pedestrian usage, ie 12 feet along Pacific Avenue, 7-8 feet in the Downtown and heavier pedestrian areas, and standard minimum of five feet throughout the rest of the City.

BIKE SYSTEM

C 3.1.4 - ... Establish a demonstration project with a contraflow bike lane on an experimental basis.

C 3.1.5 - Study, and if feasibile develop bike commute routes along railroad rights-of-ways (while ensuring the ability to develop rail transit), West Cliff Drive, Broadway, King and other streets to encourage biking by commuters, residents and tourists.

C 3.1.6 - Investigate the feasibility of street closings for "bikes, pedestrians, skaters only days" for West Cliff Dr., Pacific Ave, and other City streets.

C 3.5 - Revise the Zoning Ordinance and parking district requirements to provide require secure, covered bicycle parking and/or storage lockers at private and public facilities including but not limited to multi-family developments (10+ units), employment centers with over 50 employees, schools, park and ride lots, recreational areas, mass transit centers, bus stops, movie theaters, provide design guidelines for safe and secure bicycle parking and promote bicycle access for special events.

C 3.6 - Work with schools and UCSC to develop a program to improve their biking potential through the development of bike lanes. secure and covered bike parking, and the provision for bikes on buses and shuttles.

MASS TRANSIT

C 4.1.1 - Develop level of service standards for mass transit, including but not limited to criteria for farebox cost, recovery, frequency, proximity to workplace and residence and loading factor.

C 4.1.6 - Examine the feasibility of developing bus pre-emption of traffic signals and/or dedicated travel lanes.

C 4.4.5 - Analyze the costs and benefits of replacing portions of beach area parking with expanded parking and shuttle services at the County building, Downtown, South of Laurel and the Harvey West/Sashmill Area.

ROAD SYSTEM

C 5.3.1 - Analyze baseline projects every five years and make additions to this list in conjunction with findings from deficiency plans created as a result of policy 5.2 and consistent with policy L 5.4 and C 5.4.1.

C 5.7 - Maintain and expand the list of specifically designated truck routes and also regulate docking location and permitted hours for driving and parking to minimize the impact of commercial trucks on neighborhood and environmental quality and also commercial traffic.

C 5.8.1.2 - Develop arterial and collector street carrying capacity goals and provide appropriate signs along arterial and collector routes to keep traffic out of residential neighborhoods.

C 5.8.3 - Examine existing road standards and, if feasible, modify them to reduce the percentage of land paved over for roadways.

TRANSPORTATION SYSTEMS MANAGEMENT

C 6.1 - By September 1993, enact a Trip Reduction Ordinance that requires future developments and existing employers to implement TSM programs to reduce single-occupancy automobile trips during peak periods.

C 6.1.1 - Set a good example by playing a proactive role in encouraging the use of alternative transportation among City employees to, from and during work, fully meeting or exceeding trip reduction ordinance standards.

C 6.1.7 - Identify business areas throughout the City where the majority of businesses have 10 or fewer employees and foster the development of group Trip Reduction programs.

C 6.2 - Develop a program to encourage visitor-serving developments such as hotels to have bicycles and shuttle programs available for patron use.

C 6.3 - Work with the SCCRTC and TMA to develop an aggressive program of increasing ridesharing awareness and services to employees and residents in the City.

C 6.4.1 - Work to develop region-wide parking management and minimum parking fee standards at all major destination areas in the region.

C 6.4.3 - Develop residential parking zones for neighborhoods adversely affected by parking demands from adjacent land uses such as the Westside neighborhood near UCSC and the Downtown neighborhood.

C 6.4.4 - Consider earmarking all parking fees and fines for parking management programs, TSM measures, and transit, pedestrian and bike system improvements.

C 6.4.6 - Consider reduction in parking requirements for employers, developments and major destination centers, implementing effective alternative transportation programs.

C 6.6 - Strive to eliminate subsidies of the automobile by investigating the possibilities of congestion pricing, time of day parking surcharges, increased registration fees, and developing a local gasoline tax.

C 6.7.1 - Implement a peak-period on-street parking restriction program to accommodate traffic volumes in congested corridors at peak times.

HOUSING SITES AND OPPORTUNITIES

H 1.3.1.2 - Adopt the Beach Flats Housing Improvement Strategy contained within the Draft Beach Flats Specific Plan by Spring of 1993, to enhance the feasibility of redevelopment of underutilized and substandard residential sites.

H 1.3.1.3 - Develop incentives for mixed-income and market-rate housing in pedestrian and transit-responsive developments within the Central core area; such as reduction or elimination of parking requirements, increased density allowances, and use of redevelopment resources.

H 1.4 - Establish a procedure for development review staff to use the Vacant and Underutilized Residential Land Inventory as an application review tool, in conjunction with applicable Specific Plans, to ensure that the number of housing units proposed for construction is consistent with the City's housing unit goals as detailed in the Inventory, Specific Plans, and resulting from policy L 2.6.4.

H 1.5.1 - Eliminate or modify the residential demolition/conversion ordinance to remove an impediment to redevelopment of underutilized and/or substandard areas. Modifications could include requiring only low income-serving units to be replaced (rather than low and moderate), or reducing the percentage replacement requirement.

H 1.5.2 - Eliminate and reduce use permit requirements for residential development in residential zoning districts.

H 1.5.3.1 - Revise Planned Development Permit provisions which currently call for a minimum of 20,000 square feet of land for any PD project, to reduce required land area to an amount that does not constrain non-traditional housing types.

H 1.5.3.2 - Allow for the development of halfplexes on corner lots as principally permitted uses.

H 1.5.3.3 - Implement zoning ordinance revisions to allow for Single Room Occupancy housing developments in commercial zoning districts, and to better define SRO development standards.

H 1.5.3.4 - Update and refine the Subdivision Ordinance, ensuring that it is compatible and consistent with the Zoning Ordinance, and allows for development of alternative housing types.

H 1.5.4 - Analyze the methodology used to establish inclusionary unit rental and sales prices; implement modifications as necessary to ensure consistency of definition with common Federal and State definitions, to establish equitable prices, and to remove potential barriers to the production of housing units.

H 1.7.1 - By mid-1993, revise density bonus provisions to achieve conformance with State law.

H 1.7.2 - Revise Planned Development Permit Ordinance to remove link between density bonus and planned development permit, so that density bonus projects are not required to provide a greater than usual amount of open space.

H 1.7.3 - Analyze the potential for allowing increased density fpr residential units in mixed use projects, using the example of the HD-O District; and study and implement appropriate development

standards for residential units in mixed use projects, especially for parking and open space standards.

H 1.9.2 - Review the existing development review fee structure to determine if the current fee structure is appropriate. Recommend changes if the existing fee structure is found to be unequitable and/or is constraining the development of multiple family rental units within the City.

H 1.9.3 - Analyze the desirability of implementing an illegal unit amnesty program by December 1993, whereby existing illegal accessory units are reviewed through the permit approval process, brought up to code, and made legal, in order to preserve the existing housing stock. Consider some percentage reduction in fees to induce owners to legalize within the amnesty period; and subsequent enforcement and double fees after expiration of the amnesty period.

H 1.9.4.1 - Establish an ordinance codifying the City's fee waiver policy for affordable housing units. Provide for waivers of water and sewer connection fees at a minimum and possibly other fees. Ensure that all types of affordable units qualify for fee waivers, including those developed under inclusionary and density bonus provisions.

H 1.9.4.3 - Analyze the methodology used to determine water and sewer connection fees; consider implementing a revenue-neutral methodology based on a square footage rather than per unit basis, if it is determined that a per unit fee provides a disincentive to the production of small rental units rather then larger single-family units.

SPECIAL HOUSING NEEDS

H 2.2.1 - Initiate an educational program designed to inform disabled persons about fair housing laws, how to establish tenancy, and tenants rights and responsibilities; and designed to inform landlords about tenants rights, fair housing laws, common income sources of diabled persons, facts regarding perceived liability issues, and optimal methods of advertising vacancies and avoiding discriminatory practices.

H 2.2.2 - By 1993, revise the Zoning Ordinance to require adaptable housing unit construction for persons with physical disabilities and indicated the percentage of multi-family ground-floor units to be adaptable and accessible.

H 2.2.3 - Survey all multi-family complexes to develop an inventory of physical disability equipped units by 1993, and work with organizations representing the disabled to institute and matching services and ensure that a well-publicized waiting list of residents in need of physical diability equipped units, but currently not residing in one, is created.

H 2.6 - In cooperation with the County of Santa Cruz Human Services Agency, develop a housing policy by 1994, and also evaluate and make recommendations regarding funding options, appropriate design and land use standards, and provision of support services and transitional housing options for the mentally disabled. Consider modification of development standards such as permitting higher densities, reducing parking requirements, and requiring special design features.

AFFORDABLE HOUSING

H 3.1.1 - Study the potential of agency assistance to the development of mixed use projects, and artist' live work space.

H 3.3 - By 1993, evaluate and, if necessary, amend the inclusionary housing ordinance to produce a greater percentage of affordable housing opportunities for moderate-, low- and very low income households.

H 3.4 - Allow for density bonuses of up to 25% to encourage the construction of housing units for low- and very low-income households.

H 3.4.1 - Initiate work with the Housing Advisory Committee and Planning Commission to designate areas to implement zoning changes for special density allowances.

H 3.5 - Amend the Accessory Dwelling Unit Ordinance to remove restrictions impeding the development of more accessory dwelling units, and develop an assistance program for design and permit procedures and to disseminate public information regarding accessory units.

H 3.8 - Develop a "Move In" type of Rental Deposit Loan Program allowing low-income households (inclusing homeless persons making the transition to a rental situation) to borrow money required as deposits to secure rental housing.

H 3.10 - Consider exacting fees or in-kind construction on a sliding scale based on square footage from above-moderate income housing construction to assist in providing subsidies for affordable housing that cannot be met by governmental and non-profit sources.

CONSERVATION AND REHABILITATION OF HOUSING

H 4.1.1 - Assist efforts to retrofit units with inadequate foundations and other seismic deficicies. Implement the FEMA-funded Foundation Retrofit Program so that units with inadequate foundations are eligible for rehabilitation grants.

H 4.2.4 - By 1995, analyze the feasibility of a program to conserve existing low income units by assisting with the purchases of these units by non-profit groups.

H 4.5 - Consider a pre-sale inspection program or some similar program whereby units are inspected for compliance with applicable building codes prior to sale or occupancy, in order to promote greater efforts to rehabilitate and conserve the City's existing housing stock.

NON-TRADITIONAL AND ENERGY-CONSERVING HOUSING

H 5.1 - Develop cohousing guidelines and identify suitable sites for project development. Encourage provision of affordable housing opportunities for single parent families, with supportive day care and other services provided in common.

ECONOMIC PRINCIPLES

ED 1.1.2 - Identify market segments and locations where opportunities for change can occur and develop incentives to enhance and revitalize these areas to their full potential.

ED 1.3.1 - Provide assistance to small businesses in processing City permit applications and evaluate the effects of City regulations in terms of time and financial feasibility.

ED 1.3.2.1 - Work to establish business "incubator" facilities to help business associations and small start-up enterprises by providing office space, secretarial, accounting, and other services.

ED 1.3.2.2 - Analyze the feasibility of developing a City small business loan program and also continue marketing existing financial assistance programs such as Revolving Loan Fund, CDBG funds, or Small Business Administration (SBA) loans.

ED 1.3.3 - Amend the Zoning Ordinance to encourage home occupations and home-based work while ensuring neighborhood quality.

ED 1.6.2 - Develop a program to identify business inputs (goods and services) purchased outside the County and match businesses that are not buying locally with those businesses that can provide those goods/services locally.

ED 1.7.1 - Develop an Economic Development and Investment Strategy to seek economic development projects for Santa Cruz and recommend incentives and methods for realizing those projects.

RETAIL TRADE AND COMMERCIAL SERVICES

ED 2.1 - Identify unmet retail and service needs of City residents and encourage the development of these services in a manner that is balanced with specialty retail needs.

ED 2.2 - Identify market niches appropriate and unique to Santa Cruz (such as specialty items and services, services related to tourists and UCSC, and holistic health services), and encourage uses that enhance and build upon them.

ED 2.3.1 - Inventory vacant commercially-zoned or potentially redevelopable parcels fronting on major arterial roads and identify areas where commercial nodes would be appropriate.

ED 2.3.2 - Develop design guidelines for clustered, nodal commercial development that would include providing incentives for second floor housing; locating nodes along transit routes and centered at traffic light intersections to allow for safe pedestrian/bicycle access to both sides of the street; requiring nodes to be generally no more than one block in any direction; developing design criteria that demarks each node individually and promoting a village atmosphere.

INDUSTRY

ED 3.5.1 - Re-evaluate the industrial area landscaping requirement to allow credit for employee recreation, children's spaces and other outdoor service spaces and also evaluate increasing the City's maximum lot-coverage requirement to 85% or 90%.

ED 3.6 - Provide for increased employment density in the Santa Cruz industrial areas by increasing the allowable density of new industrial development where appropriate.

DOWNTOWN REVITALIZATION

ED 4.9 - Annually review the City's promotion tax and information programs to ensure the adequacy of promotion for the Downtown.

ED 4.10 - Review the Downtown Recovery Plan every two years to evaluate the advancement of its goals and maintain it as an up-to-date guide for Downtown development.

TOURISM

ED 5.1 - Define the City's visitor target market and work to develop a comprehensive tourism management and promotion program, while monitoring the negative effects of tourism and making necessary improvements to ensure City-wide benefit and maintain the quality of life.

ED 5.2.3 - Assess the impacts of an over-supply of inferior hotel/motel rooms and develop incentives to encourage owners to upgrade existing hotel/motel facilities while also ensuring the retention of moderately-priced accommodations.

ED 5.2.5 - Assess and balance the costs and benefits in the requirements for housing replacement relative to hotel development feasibility and modify replacement requirements as necessary.

ED 5.2.6 - Evaluate the contribution a conference center or assembly space would make in attracting visitors and also consider the opportunity of linking this facility to a performing arts facility.

ED 5.2.7 - Analyze the desirability of requiring hotel development to be concentrated in certain areas of the City rather than being dispersed throughout.

ED 5.5.3 - Identify ways to enhance and promote the identity of existing and potential visitor areas in the City such as Downtown, Beach Area, San Lorenzo River, Yacht Harbor, UCSC, West Cliff and East Cliff Drive and the Wharf.

CITY GOVERNMENT

CF 1.1.1 - Develop new forums, such as town hall meetings, to discuss controversial City issues in advance of formal public hearings.

CF 1.1.4 - Explore the feasibility of having workshops and public meetings video taped and placing tapes on loan at the Clerk's office or library.

CF 1.1.5 - Develop and maintain information centers at the City library and City departments that include plans, agendas, staff reports, conservation programs, EIR's, minutes from public hearings and advisory committee meetings and other information for public viewing and comment.

CF 1.1.6 - Work with community groups to create a center for community organizations in order to build constructive inter-relationships between individuals, groups, organizations and City government by providing opportunities to come together in cooperative and synergistic ways, to facilitate networking and, lastly to gather and disseminate information about local and global issues.

CF 1.1.6.1 - Examine the feasibility of developing a community "earth room" displaying the City's community vision and relationship to the global community and issues including our Sister Cities.

CF 1.9 - Inform applicants of permit requirements and coordinate permit and environmental review processes by developing permit and environmental review matrices detailing City and non-City permit procedures and agencies and their authorities.

CHILDREN, YOUTH AND FAMILIES

CF 3.1.1 - Work with County, cities and other human resource agencies to prepare a biennial "State of Children, Youth and Families" report to raise public awareness of problems facing them.

CF 3.5.1 - Develop a mechanism to obtain and preserve planned child-care sites.

CF 3.5.3 - Investigate the feasibility of developing-incentives to encourage employer-provided child-care programs within the City.

CF 3.5.4 - Investigate the feasibility of developing a child-care and after school facility and services on the east-side of the City, and within the Beach/Lower Ocean Street Target Area.

CF 3.5.5 - Review development proposals with respect to their impcat on child care and investigate the feasibility of requiring proposed developments to mitigate their impact on the need for child care facilities and services.

WATER SUPPLY, CONSERVATION, QUALITY AND DISTRIBUTION

CF 6.1.2 - Implement a Residential Water Audit Program, targeting large (top 10-20%) water users in single-family and multi-family (master metered) residences.

CF 6.1.3 - Implement a program providing customers with conservation items such as toilet displacement bags, leak detection tabs, water conservation literature, and meter reading instructions.

CF 6.1.4 - Develop and implement a system-wide program for conversion of existing toilets to Ultra Low Flush (ULF) models; analyze how best to apply the savings realized from such conservation; and investigate other options and incentives for retrofitting other old water-inefficient fixtures.

CF 6.1.6 - Develop and adopt a landscape water conservation ordinance in comliance with AB-325 (based on the State model to set guidelines and standards for new landscaping) that emphasizes xeriscaping, climate-appropriate landscape design and other water-conserving landscaping practices.

CF 6.1.7 - Conduct a landscape irrigation audit program and target large water consumers in order to reduce consumption, including but not limited to large turf customers, large commercial and industrial customers, and property management firms (including firms that manage master-metered residential properties).

CF 6.1.8 - Conduct a commercial water audit program targeting large (over 200 CCF per billing period) commercial customers and amend the Drought Ordinance requirements for business water surveys into on-going review of large customer water use (including site visits, leak detection and monitoring, possible additions to the 1989 Retrofit Ordinance).

CF 6.1.12 - Develop a program to provide recognition of exemplary business and residential water conservation efforts.

CF 6.1.13 - Review, and if necessary revise, water rates to encourage conservation.

CF 6.2 - Analyze the environmental, fiscal and lifestyle costs and benefits of increasing the available supply of water compared with implementing stricter conservation and rationing measures to meet the water needs of City residents.

CF 6.3.5 - Investigate the development of a capacity charge which is proportional to expected new demand.

CF 6.5.1 - Work with UCSC to develop a master plan for upgrades to University water pumping and storage facilities.

WASTEWATER TREATMENT

CF 7.3.1 - Develop and implement wastewater reclamation activities (including the encouragement of private on-site wastewater reclamation) for irrigation and other uses to help conserve the City's water supply.

CF 7.3.2 - Investigate the environmental feasibility and advantages of composting sewage sludge at the municipal landfill or other location.

SOLID WASTE DISPOSAL AND RECYCLING

CF 8.2.1.2 - Biennially, review wastestream reduction goals to examine the feasibility of increasing them.

CF 8.2.2.1 - Investigate the use of a variable refuse rate giving all waste generators an economic incentive to reduce waste by fully rewarding by reduced rates those who recycle and dispose less.

CF 8.2.2.2 - Study the feasibility of a local deposit, disposal tax, tax credit, and/or prohibitions to promote products that are reusable, recyclable, or biodegradable.

CF 8.2.2.3 - Examine the desirability of stricter enforcement of litter laws with penalties such as community service on litter cleanup and recycling crews.

CF 8.2.7 - Revise the City purchasing policy to maximize the purchase of recycled products and reduce the use of disposable items, including paper, oil, tires, paint and other materials.

CF 8.2.8.1 - In coordination with a strong marketing program, investigate buyback opportunities as markets develop for recyclables at the City's landfill recycling center.

CF 8.2.9 - Develop guidelines and programs for composting organic materials at the landfill, community gardens, and individual homes.

CF 8.2.10 - Develop a program for reuse of clean fill (rock and dirt), including a central storage area and a crusher to convert concrete slab waste into aggregate. The facility should accept fill from the public and industry and be a source for users of fill materials.

CF 8.2.11 - Develop requirements for new developments to design service areas in ways that encourage recycling.

CF 8.3.3 - Revise the landfill permit to reflect changes in conditions since the original plan was developed in 1979.

STORM DRAINAGE

CF 9.2 - Explore alternatives for capital improvement financing of storm drainage facilities including sources suggested by the Captial Improvement Task Force in its June 1987 report.

CF 9.7 - Work with the County and the City of Scotts Valley to develop a program to mitigate the increased runoff from developments upstream affecting Branciforte and Carbonera Creeks.

PARKS AND RECREATIONAL LANDS

PR 1.2.1 - Recognizing that 3 acres is a desirable neighborhood parks size, evaluate all lands, regardless of size for their potential development as small parks, community gardens or landscaped lots.

PR 1.2.1.1 - For smaller parks, develop design guidelines to ensure a quality park space that fits the needs of the surrounding neighborhood.

PR 1.2.2 - Monitor population growth within the City and adjust neighborhood and community park needs accordingly.

PR 1.2.3 - Review, update and, if possible, expand recreational joint usage agreements with the Santa Cruz City School District, private schools and UCSC, and also examine the feasibility of making private parks and recreational areas available for public use.

PR 1.2.8.1 - Investigate the possiblity of developing joint use agreements with Gateway school.

PR 1.2.12 - Pursue a joint use agreement with Holy Cross Church for use of recreational facilities.

PR 1.2.14 - Convert the Carmelita Cottages into a hostel (while maintaining the historic attributes of the Cottages and landscaping) to provide lower-cost visitor accommodations and maintain a long-term lease with the Hostel Society to continue operation of the hostel.

PR 1.2.16 - Analyze the feasibility of developing park land in the Ocean Street Extension area.

PR 1.2.25 - Identify potential sites for providing community park facilities on the west side of Santa Cruz.

PR 1.2.26 - Expand joint-use agreements with UCSC for use of soccer fields, the swimming pool, basketball, gymnasiums, and volleyball courts.

PR 1.3.1 - Prepare a program to expand community gardens throughout the City.

PR 1.5.1 - Review and update the regional park joint usage agreements with the County of Santa Cruz.

PR 1.8.3 - Consider development of a coast recovery program to mitigate the impacts of nonresidential uses, such as tourism, and commercial and industrial development, on park lands and recreational facilities.

PR 1.8.4 - Review and update park dedication requirements and in-lieu fees every five years to reflect existing needs and the cost of providing parks lands and recreational facilities.

PR 1.9.4 - Phase out the use of synthetic pesticides, herbicides and fungicides by 1997 and minimize the use of disposables and toxic cleaning agents for maintenance activities.

PR 1.10 - Analyze existing parks, beaches and other recreational areas and develop a program to remodel parks and improve access to them to fit the needs of the neighborhood they serve and ensure they are accessible to the elderly and people with disabilities.

PR 1.11 - Develop a list of parks and recreational lands where concessions are appropriate and consider the expansion of concessions in order to help fund maintenance activities.

PR 1.12 - Investigate the feasibility of maximizing the use of volunteers/docents, implementing an adopt-a-park program assessment district or maintenance impact fee for maintenance of recreational lands and facilities.

RECREATIONAL FACILITIES

PR 2.1 - Beginning in 1997, re-evaluate recreational facility needs every five years by monitoring population growth, demographic and recreational trends, facility usage, expected life-span, neighborhood and community needs surveys, and recreational facility standards.

PR 2.2 - Inventory all recreational facilities, equipment and fixtures, assign an anticipated life span and prioritize replacement of recreational equipment and fixtures to make them accessible to people with disabilities and when their lifetime has expired.

PR 2.4 - Investigate sites and existing structures for the development of an additional community center.

PR 2.7 - Consider the development of playing fields on a portion of Lighthouse Field.

PR 2.10 - Develop a joint use agreement with the County Parks Department for use of the proposed pool in Live Oak.

RECREATIONAL PROGRAMS AND CULTURAL FESTIVITIES

PR 3.1 - Conduct a community wide survey every five years to analyze the interests and needs of the community in terms of recreational programs and revise recreational programs to fit them.

PR 3.6.2 - Support and expand projects and exchanges with other communities through the Sister Cities Program.

PR 3.6.3 - Work to bring the Beach St. revival back to Beach St.

RECREATIONAL CORRIDORS

PR 4.2.3 - Develop strategies to acquire necessary land for the development of trails.

HISTORIC AND ARCHITECTURAL RESOURCES

CR 2.1.3 - Identify and designated structures or sites that are landmarks or historic buildings with historic, architectural and/or archaeological significance and worthy of preservation, and update the Historic Building Survey and Landmark designations.

CR 2.1.3.1 - Encourage and assist property owners to submit applications to qualify appropriate properties and buildings for the National Register of Historic Places and/or the State Landmark Program.

CR 2.2.3 - Establish additional historic districts in areas containing clusters of historic buildings, including but not limited to the Ocean View Avenue, Seabright, Beach Hill and South-of-Laurel neighborhood.

CR 2.3.4 - Develop design review guidelines for historic landmarks, districts and sites and incorporate these guidelines into the City's Design Review Manual. (See policy CD 3.1)

CR 2.4.3 - Preserve the City's public records of historic value, establish a records management program, and develop an ongoing public display area and interpretive program for them.

MUSEUMS

CR 3.2 - Evaluate the feasibility an desirability of developing a natural history museum on Pogonip.

VISUAL AND PERFORMING ARTS

CR 4.1.2 - Evaluate the establishment of a "percent for art" program whereby significant new construction and remodeling projects contribute to public art.

CR 4.1.3 - Encourage the placement of murals throughout the community and develop regulations that view murals as art, and not signs.

CR 4.2.1 - Re-evaluate the desirability of fully renovating the Civic Auditorium into a performing arts facility.

CR 4.2.2 - Evaluate the feasibility of developing the Del Mar Theater and surrounding area into a community performing art village including a performing arts facility and residential housing.

CR 4.2.3 - Identify public funding sources for the renovation or development of a performing arts center.

CR 4.6 - Revise zoning regulations to encourage the development of artist studios and artist work/live facilities.

SEISMIC HAZARDS

S 2.4 - Develop a requirement for earthquake retrofit in connection with repair or alteration work on all types of structures and use the City's Rehabilitation Program to manage such programs, if appropriate.

S 2.6 - Examine the feasibility of developing an automatic gas shutoff ordinance for buildings within the City to reduce fire hazards related to seismic shaking.

FLOODING HAZARDS

S 3.2.1 - Institute a flood warning system for developed areas in floodplains, tsunami inundation areas and affected by Bay Street reservoir and Newell Creek dam failure.

S 3.5 - Review the City's land use plan and consider developing a contingency plan to address possible changes for development in low-lying areas that may be flooded by an increase in sea levels and storm violence due to global warming.

POLICE SERVICES

S 5.1.2 - Evaluate implementation of a police service impact fee for new development to contribute to expanded service needs generated by it.

S 5.1.4 - Identify means of measuring citizen satisfaction with police services and develop a process for handling complaints and inquiries and improving service.

S 5.3.1 - Develop daily direct contact between citizens and police officers by assignment of police beats to ensure the development of mutual trust, decentralized and personalized service.

S 5.5.3 - Work with the planning department to develop site and building design guidelines that create defensible space in residential, industrial, commercial and recreational areas and incorporate these into the City's design review manual. (See policy CD 3.1)

S 5.5.4 - Identify geographical areas or population groupds experiencing noticeable crime victimization and improve crime prevention efforts by committing necessary available resources to these areas or groups.

S 5.6.2 - Evaluate the potential for a Police Athletic League to allow further police/juvenile interaction and also promote the development of neighborhood recreation and after-school activities to offer a positive action alternative to children.

HAZARDOUS MATERIALS

S 6.1.2.4 - Develop a program for recycling household batteries.

S 6.1.3.1 - Review and, if necessary, update procedures for land uses that handle, store, or transport lead, mercury, vinyl chloride, benezene, asbestos, beryllium, or other hazardous materials.

S 6.3 - Establish guidelines for hours, methods, routes, and amounts of hazardous waste being transported through the City.

S 6.5 - Phase out synthetic fertilizers, household hazardous wastes, toxic cleaning agents, herbicide and pesticide sales and use in City maintenance activities by 1995. Work to phase out the use of these materials by residences, businesses, agriculture, and community gardens by 2000 to protect environmental quality.

S 6.5.3 - Work with Environmental Health and other agencies to establish an educational outreach program for businesses and residents regarding the safe use, recycling and disposal of toxic materials, reducing the use of hazardous household wastes, and acceptable substitutes for these substances.

3. Potential Funding

The City uses a variety of methods to finance the facilities and services needed to implement the General Plan. To an extent, the City can control the timing, type, and quality of development by exercising its authority to finance and construct public facilities. There are four principal funding sources for the City: taxes, exactions, fees, and assessments. In addition to these sources, the State and Federal agencies provide a range of grants and loans the City can use to finance the implementation of its General Plan.

4. Implementing Agencies and Timelines

Responsibility for implementation of General Plan projects and plans within each of the respective elements generally falls under the responsibility of specific City departments. See Table IMP-1 for a list of these responsibilities.

However, in many instances interdepartmental as well as inter-jurisdictional cooperation will be required. The implementation matrices that follow delineate the City departments, commissions as well as local and regional agencies that should be involved in the implementation of General Plan policies and programs. The matrices also specify a timeline for the implementation of certain policies and programs.

The City departments and commissions responsible for implementation are defined in the matrices as follows:

CC = City Council/City Manager; C = City Clerk; FR = Fire Department; M = Museum; PL = Planning/Building/Housing Rehab Department; PO = Police Department; PR = Parks & Recreation Department; PW = Public Works Department; R = Redevelopment Agency; W = Water Department;

AC = Arts Commission; ACC = Accessibility Commission; CPC = City Planning Commission; DC = Downtown Commission; EAC = Energy Advisory Commission; HAC = Housing Advisory Committee; HPC = Historic Preservation Commission; PRC = Parks and Recreation Commission; PWC = Public Works Commission; RRC = River Restoration Commission; TC = Transportation Commission; WC = Water Commission

Local and Regional Agencies involved in implementation are defined in the matrices as follows:

Army Corp = U.S. Army Corp of Engineers; CCC = California Coastal Commission; CDF = California Department of Forestry; CDPR = California Department of Parks and Recreation; CDRC = Child Development Resource Center; Chamber = Santa Cruz Area Chamber of Commerce; County = County of Santa Cruz; CVC = Santa Cruz Conference and Visitors Council; Environmental Health = County Environmental Health Agency; LHA = Local Housing Authority; LIB = City/County Library; MBUAPCD = Monterey Air Pollution Control Board; Pac Bell = Pacific Bell; PG & E = Pacific Gas & Electric; Port District = Santa Cruz Yacht Harbor; RWQCB = Regional Water Quality Control Board; SCCC = Santa Cruz Cultural Council; SCMTD = Santa Cruz Metropolitan Transit District; SCCRTC = Santa Cruz Regional Transportation Commission; SD = Santa Cruz City Schools; SOS = Save OUr Shores; TMA = Transportation Management Association; UCSC = University of California at Santa Cruz

Table IMP-1

Principal Departmental Responsibilities

General Plan Elements	Responsible Departments
Environmental Quality	Planning
Community Design	Planning
Land Use	Planning, Redevelopment
Circulation	Public Works, Planning
Housing	Planning, Redevelopment
Economic Development	Redevelopment, Planning
Community Facilities and Services	Public Works, Water, Library
Parks and Recreation	Parks and Recreation, Planning
Cultural Resources	Planning, Parks and Recreation
Safety	Planning, Fire, Police
Area and Specific Plans	Planning
Local Coastal Program	Planning

Goal	Policy	Programs		Body Responsible for Implementation								
				cc	fr	pl	pr	pw	r	w	commis	agency
Air Quality												
1	1.1	1.1.1		*		*					CPC	MBUAPCD
		1.1.2				*						
		1.1.3				*						
		1.1.4		*		*					CPC	
	1.2	1.2.1				*						MBUAPCD
	1.3			*								County, MBUAPCD
	1.4			*								
	1.5			*		*	*					
	1.6			*		*		*				MBUAPCD, SCCRTC
	1.7	1.7.1		*								
		1.7.2	1.7.2.1	*								
			1.7.2.2					*				
			1.7.2.3					*				
		1.7.3			*							
	1.8			*								
Water Quality												
2	2.1	2.1.1		*				*				
		2.1.2			*			*				County
	2.2	2.2.1		*						*		County
		2.2.2								*		
		2.2.3		*						*		
	2.3	2.3.1	2.3.1.1					*				
			2.3.1.2					*				
			2.3.1.3					*				
			2.3.1.4					*				
			2.3.1.5					*				
			2.3.1.6					*				
			2.3.1.7					*				

Goal	Policy	Programs		Body Responsible for Implementation								
				cc	fr	pl	pr	pw	r	w	commis	agency
			2.3.1.8					*				
		2.3.2				*						
		2.3.3						*				
	2.4									*		
	2.5									*		
	2.6	2.6.1			*			*				County
		2.6.2				*		*				RWQCB
	2.7									*		
Soils												
3	3.1	3.1.1				*						
		3.1.2				*		*				
		3.1.3				*		*				
		3.1.4				*		*				County
		3.1.5				*		*				
	3.2	3.2.1		*		*						
		3.2.2		*		*						
		3.2.3		*		*						
		3.2.4		*		*						
	3.3					*		*				CDPR
	3.4	3.4.1				*						
		3.4.2				*						
Biotic Resources												
4	4.1	4.1.1		*								UCSC
		4.1.2		*		*		*				CDPR
		4.1.3		*		*	*	*				CCC
		4.1.4				*						CDPR
		4.1.5		*		*		*				
		4.1.6		*				*				
	4.2	4.2.1		*		*						
		4.2.2	4.2.2.1			*						
			4.2.2.2			*		*				

Goal	Policy	Programs		Body Responsible for Implementation								
				cc	fr	pl	pr	pw	r	w	commis	agency
			4.2.2.3			*						
		4.2.3				*		*				
		4.2.4				*	*					
		4.2.5				*		*				
		4.2.6		*		*		*				
		4.2.7		*		*		*				
	4.3			*		*						
	4.4			*		*						
	4.5	4.5.1				*						
		4.5.2				*						
		4.5.3	4.5.3.1			*						
			4.5.3.2			*						
			4.5.3.3	*			*					
			4.5.3.4			*	*					
		4.5.4						*				CDPR
	4.6			*		*	*					
	4.7					*		*				
	4.8			*		*	*					
Energy												
5	5.1	5.1.1		*								
	5.2	5.2.1		*							EAC	SD
		5.2.2		*								UCSC
		5.2.3	5.2.3.1	*		*					EAC	PG&E
		5.2.4		*							EAC	
		5.2.5		*							EAC	
	5.3	5.3.1		*		*						
		5.3.2		*		*					EAC	
		5.3.3		*		*						
		5.3.4		*		*						
		5.3.5				*						
	5.4	5.4.1		*		*					EAC	

Goal	Policy	Programs		Body Responsible for Implementation								
				cc	fr	pl	pr	pw	r	w	commis	agency
	5.5			*		*			*			
	5.6	5.6.1		*							EAC	
		5.6.2		*							EAC	
	5.7			*		*		*				
Noise												
6	6.1	6.1.1				*						
		6.1.2				*						
	6.2	6.2.1				*						
		6.2.2				*						
		6.2.3				*						
	6.3					*		*				
	6.4							*				
	6.5			*		*						
	6.6			*		*						
	6.7					*						

COMMUNITY DESIGN

Goal	Policy	Programs		Body Responsible for Implementation								
				cc	fr	pl	po	pr	pw	r	commis	agency
Urban Form												
1	1.1	1.1.1		*		*					CPC	
		1.1.2				*						
	1.2	1.2.1		*		*						
		1.2.2		*		*						
		1.2.3		*		*						
	1.3	1.3.1	1.3.1.1	*								CDPR
			1.3.1.2	*								CO
		1.3.2		*		*					CPC	
		1.3.3		*		*		*				CDPR
		1.3.4		*		*						UCSC
	1.4			*		*					CPC	
Natural Setting and Scenic Resources												
2	2.1	2.1.1		*		*					CPC	
		2.1.2				*						
		2.1.3		*		*		*	*			
		2.1.4		*		*					RRC	
		2.1.5		*		*						
	2.2	2.2.1				*					CPC	
		2.2.2				*						
Unique Character and Scale of the Built Environment												
3	3.1					1994						
	3.2	3.2.1		*		*						
	3.3			*		*						UCSC
	3.4			*		*					CPC	
	3.5	3.5.1		*		*			*		HPC	
		3.5.2		*		*						
		3.5.3		*		*					HPC	

Goal	Policy	Programs		Body Responsible for Implementation								
				cc	fr	pl	po	pr	pw	r	commis	agency
		3.5.4		*		*					CPC, HPC	
	3.6	3.6.1				*					CPC	
		3.6.2				*					CPC	
	3.7					*					CPC	
	3.8			*		*		*			AC	
Neighborhood Quality												
4	4.1			*		*		*	*		CPC	
	4.2					*						
	4.3					*						
	4.4	4.4.1		*		*					HAC	
	4.5	4.5.1				*			*			
	4.6					*			*			
	4.7					*			*			
	4.8	4.8.1		*		*						
		4.8.2		*		*						
	4.9			*		*		*				
Imageable Paths and Entrances												
5	5.1	5.1.1				*					CPC	
		5.1.2				*					CPC	
		5.1.3		*		*			*			pg&e, TCI
	5.2	5.2.1		*		*			*	*		
		5.2.2		*		*			*	*		
		5.2.3		*		*			*			
		5.2.4		*		*			*	*		
	5.3					*			*			
	5.4	5.4.1				*						
	5.5			*		*		*				
Landscaping												
6	6.1	6.1.1				*		*				
		6.1.2		*		*		*				

Goal	Policy	Programs		Body Responsible for Implementation								
				cc	fr	pl	po	pr	pw	r	commis	agency
		6.1.3				*						
		6.1.4				*		*				
	6.2	6.2.1						*				
		6.2.2						*				
		6.2.3		*				*				
		6.2.4		*				*				
		6.2.5		*		*		*				
		6.2.6				*		*				

Goal	Policy	Programs		Body Responsible for Implementation								
				cc	fr	pl	pr	pw	r	w	commis	agency
Balanced Community												
1	1.1	1.1.1		*		*					CPC	
		1.1.2		*		*					CPC, HAC	
		1.1.3		*					*		CPC, HAC	
		1.1.4		*		*					CPC, HAC	
	1.2			*		*		*				County
	1.3			*								
	1.4			*	*	*	*	*				
	1.5			*		*					CPC. HAC	
	1.6			*		*					CPC	
	1.7	1.7.1		*		*				*	CPC	
		1.7.2		*								
	1.8			*		*						
	1.9			*		*					CPC, HAC	
Residential, Commercial and Industrial Lands												
2	2.1	2.1.1		*		*					CPC	
		2.1.2		*		*					CPC	
	2.2	2.2.1		*		*					CPC	
		2.2.2		*		*					CPC	
		2.2.3		*		*					CPC	
		2.2.4		*		*					CPC	
		2.2.5		*		*					CPC	
		2.2.6		*		*					CPC	
		2.2.7				*					CPC	
		2.2.8				*					CPC	
		2.2.9	2.2.9.1	*		*			*		CPC	

Goal	Policy	Programs		Body Responsible for Implementation								
				cc	fr	pl	pr	pw	r	w	commis	agency
	2.3			*		*					CPC	
	2.4	2.4.1				*					CPC	
		2.4.2				*					CPC	
		2.4.3				*					CPC	
		2.4.4				*					CPC	
		2.4.5				*					CPC	
	2.5			*		*					CPC	
	2.6	2.6.1				*					CPC, HAC	
		2.6.2		*		*					CPC, HAC	
		2.6.3	2.6.3.1	*		*					CPC, HAC	
			2.6.3.2	*		*			*		CPC, HAC	
		2.6.4	2.6.4.1	*		*					CPC	
			2.6.4.2	*		*					CPC	
			2.6.4.3	*		*					CPC	
		2.6.5		*		*		*	*			
		2.6.6				*			*		CPC	
		2.6.7		*		*					CPC, HAC	
	2.7	2.7.1				*			*			
		2.7.2		*		*			*			
		2.7.3	2.7.3.1	*		*					CPC	
			2.7.3.2	*		*			*		CPC	
			2.7.3.3	*		*			*		CPC	
		2.7.4		*		*			*		CPC	
	2.8	2.8.1	2.8.1.1	*		*			*		CPC	
			2.8.1.2			*						
		2.8.2		*		*			*			
	2.9	2.9.1		*		*			*		CPC	
Open Space Lands												

Goal	Policy	Programs		Body Responsible for Implementation								
				cc	fr	pl	pr	pw	r	w	commis	agency
3	3.1	3.1.1		*								
		3.1.2		*		*	*					
		3.1.3	3.1.3.1	*		*						County
		3.1.4		*		*						
	3.2			*		*						
	3.3	3.3.1		*		*					CPC	
		3.3.2		*		*					CPC	
		3.3.3		*		*					CPC	
		3.3.4		*		*					CPC	
	3.4	3.4.1					*					
		3.4.2					*					
		3.4.3					*					
		3.4.4				*	*					Land Trust
		3.4.5				*		*				
		3.4.6				*	*	*				
		3.4.7				*	*					
		3.4.8				*						UCSC
		3.4.9				*	*					CDPR
		3.4.10				*	*	*				
		3.4.11				*	*	*				
		3.4.12				*	*	*				
	3.5	3.5.1		*		*	*				CPC	
		3.5.2		*		*					CPC	
		3.5.3		*		*		*			CPC, PWC	
		3.5.4		*		*	*				CPC	
		3.5.5				*	*	*			CPC, PRC	
	3.6	3.6.1		*		*	*				CPC, PRC	
	3.7	3.7.1		*								County, SOS
		3.7.2		*								

Goal	Policy	Programs		Body Responsible for Implementation								
				cc	fr	pl	pr	pw	r	w	commis	agency
		3.7.3			*	*						
Concurrency												
4	4.1	4.1.1		*				*				
		4.1.2						*				
		4.1.3		*		*		*		*		UCSC
		4.1.4			*	*		*				
		4.1.5	4.1.5.1	*				*			PWC	
		4.1.6				*		*				
		4.1.7		*	*	*		*		*	PWC, CPC	
	4.2	4.2.1				*		*				
	4.3	4.3.1		*		*	*	*	*	*	CPC	
		4.3.2		*		*		*				
	4.4			*		*		*		*	CPC	
	4.5			*		*		*		*	CPC	
Land Use and Circulation												
5	5.1					*		*				
	5.2					*		*	*			SCCRTC
	5.3	5.3.1		*		*					CPC	
		5.3.2				*						
		5.3.3		*		*			*		CPC	
		5.3.4		*		*			*		CPC	
		5.3.5	5.3.5.1	*		*		*				
			5.3.5.2	*		*			*			
	5.4					*		*				
	5.5	5.5.1		*		*		*	*			
		5.5.2				*		*				
	5.6	5.6.1				*		*				
		5.6.2				*		*				
		5.6.3				*		*			CPC	
	5.7			*		*					CPC	

Goal	Policy	Programs		Body Responsible for Implementation								
				cc	fr	pl	po	pr	pw	r	commis	agency
Circulation Planning												
1	1.1	1.1.1		*					*		TC	
		1.1.2		*		*			*			
	1.2	1.2.1		*					*		TC	scmtd
	1.3	1.3.1							*			UCSC, SCCRTC
		1.3.2							*			UCSC
		1.3.3							*			COUNTY
		1.3.4				*			*			
		1.3.5	1.3.5.1			*			*			SCCRTC, TMA
		1.3.6	1.3.6.1						*			SCCRTC
			1.3.6.2									SCCRTC
	1.4								*			
	1.5	1.5.1		*					*		TC	
		1.5.2		*		*			*			
		1.5.3		*					*			SCCRTC
		1.5.4		*					*			
		1.5.5	1.5.5.1						*			SCCRTC, COUNTY
	1.6			*		*			*			
	1.7	1.7.1		*		*			*		CPC	
		1.7.2				*			*		CPC	
		1.7.3				*			*			
	1.8	1.8.1							*			sccrtc
		1.8.2							*			sccrtc
		1.8.3		*		*			*			sccrtc, scmtd
		1.8.4				*			*			SCCRTC
		1.8.5	1.8.5.1			*			*			MBUAPCD, TMA, SCCRTC
			1.8.5.2	*		*			*			MBUAPCD, SCCRTC
		1.8.6	1.8.6.1	*		*			*		TC	SCCRTC, TMA
			1.8.6.2				*		*		TC	SCCRTC, SD

Goal	Policy	Programs		Body Responsible for Implementation								
				cc	fr	pl	po	pr	pw	r	commis	agency
			1.8.6.3	*					*		TC	SD, SCCRTC
			1.8.6.4				*		*		TC	SCCRTC, SD
Pedestrian System												
2	2.1					*						
	2.2	2.2.1				*			*		TC	
		2.2.2		*		*			*		TC	
		2.2.3				*			*		CPC	
		2.2.4		*		*			*			
		2.2.5							*			
	2.3	2.3.1		*					*		TC	
		2.3.2				*			*			
		2.3.3							*			
		2.3.4				*			*			
		2.3.5							*			
		2.3.6							*			
		2.3.7				*			*			
BIKE SYSTEM												
3	3.1	3.1.1				*			*		TC	SCCRTC
		3.1.2		*		*			*		TC	
		3.1.3		*		*			*		TC	
		3.1.4				*			*		TC	
		3.1.5		*		*			*		TC	
		3.1.6		*		*	*		*			
	3.2	3.2.1				*			*			
		3.2.2				*			*	*	CPC	
		3.2.3							*			
		3.2.4							*		TC	
		3.2.5							*			SCCRTC
	3.3			*					*			
	3.4			*					*			
	3.5	3.5.1		*		*			*			

Goal	Policy	Programs		Body Responsible for Implementation								
				cc	fr	pl	po	pr	pw	r	commis	agency
	3.6					*			*			SD, UCSC
Mass Transit												
4	4.1	4.1.1		*		*			*		TC	SCMTD
		4.1.2	4.1.2.1	*		*			*		TC	SCCRTC, SCMTD
			4.1.2.2	*		*			*		TC	SCCRTC, SCMTD
		4.1.3	4.1.3.1	*		*			*		TC	SCCRTC, SCMTD
		4.1.4		*					*			SCCRTC, SCMTD
		4.1.5	4.1.5.1	*					*			SCCRTC, SCMTD
		4.1.6		*					*			SCCRTC, SCMTD
	4.2			*		*			*		CPC, TC	SCCRTC, SCMTD
	4.3			*		*			*		TC	SCCRTC
	4.4	4.4.1		*		*			*			SCCRTC
		4.4.2		*		*			*		CPC, TC	SCMTD
		4.4.3		*		*			*			SCMTD
		4.4.4		*		*			*			SCCRTC, CVC, SCMTD
		4.4.5		*		*			*			SCMTD
	4.5	4.5.1				*			*			SCMTD
		4.5.2		*		*			*		CPC, TC	SCMTD
Road System												
5	5.1	5.1.1		*		*			*		TC	
		5.1.2		*		*			*		TC	
		5.1.3		*		*			*		TC	
	5.2	5.2.1				*			*			
		5.2.2		*		*			*		TC	
		5.2.3		*		*			*		TC	
		5.2.4	5.2.4.1	*		*			*		TC, CPC	
	5.3	5.3.1		*		*			*		TC	
	5.4	5.4.1		*		*			*		TC	UCSC, SCCRTC

Goal	Policy	Programs		Body Responsible for Implementation								
				cc	fr	pl	po	pr	pw	r	commis	agency
	5.5			*		*			*		CPC	SCCRTC
	5.6	5.6.1		*		*			*		CPC, TC	CVC
	5.7	5.7.1							*		TC	
	5.8	5.8.1	5.8.1.1						*		TC	
			5.8.1.2						*		TC	
		5.8.2							*		TC	
		5.8.3	5.8.3.1	*		*			*		CPC, TC	
		5.8.4				*			*		CPC, TC	
		5.8.5		*		*			*		CPC, TC	
	5.9	5.9.1							*			
		5.9.2					*		*			
		5.9.3							*			
		5.9.4							*			
		5.9.5							*			
		5.9.6				*			*			
		5.9.7		*		*			*		CPC, TC	PG&E, TCI, Pac Bell
		5.9.8				*			*			
	5.10					*			*	*		
	5.11					*			*	*		PG&E, TCI, Pac Bell
Transportation Systems Management												
6	6.1	6.1.1		*		*			*			
		6.1.2				*			*			SCCRTC, TMA
		6.1.3				*			*			SCCRTC, TMA
		6.1.4				*			*			SCCRTC, TMA
		6.1.5				*			*			SCCRTC, TMA
		6.1.6				*			*			SCCRTC, TMA
		6.1.7				*			*			

Goal	Policy	Programs		Body Responsible for Implementation								
				cc	fr	pl	po	pr	pw	r	commis	agency
	6.2					*			*			CVC
	6.3					*			*			SCCRTC, TMA
	6.4	6.4.1				*			*			SCCRTC
		6.4.2	6.4.2.1						*		DC	
			6.4.2.2						*			
			6.4.2.3			*			*			
			6.4.2.4			*			*			
			6.4.2.5						*			
			6.4.2.6			*			*			
			6.4.2.7			*			*			
		6.4.3		*					*		CPC, TC	
		6.4.4		*		*			*		CPC, TC	
		6.4.5							*			
		6.4.6				*			*			
		6.4.7				*			*			
	6.5	6.5.1		*		*			*		CPC	
		6.5.2				*			*			Caltrans
		6.5.3							*			SCMTD, UCSC
	6.6			*					*		TC	
	6.7	6.7.1		*					*		TC	SCCRTC
		6.7.2							*			
		6.7.3		*					*			CALTRANS, SCCRTC
	6.8					*			*		CPC, TC	

Goal	Policy	Programs		Body Responsible for Implementation						
				cc	pl	pw	r	w	Commissions	Agencies
Housing sites and opportunities										
1	1.1				*				CPC	
	1.2			*	*				CPC, HAC	
	1.3	1.3.1	1.3.1.1	*	*				CPC, HAC	
			1.3.1.2	1993	1993				CPC, HAC	
			1.3.1.3	1993	1993				CPC, HAC	
		1.3.2		*	*				CPC, HAC	
	1.4				*					
	1.5	1.5.1		1993	1993				HAC	
		1.5.2		1993	1993				HAC	
		1.5.3	1.5.3.1	1993	1993				CPC, HAC	
			1.5.3.2	1993	1993				CPC, HAC	
			1.5.3.3	1993	1993				CPC, HAC	
			1.5.3.4	1993	1993				CPC, HAC	
		1.5.4		1993	1993				HAC	
	1.6			*	*	*				Army Corps
	1.7	1.7.1		1993	1993				HAC, CPC	
		1.7.2		1993	1993				CPC, HAC	
		1.7.3			1993				CPC, HAC	
	1.8			*	*				CPC, HAC	
	1.9	1.9.1	1.9.1.1	*	*					
			1.9.1.2		*					
		1.9.2	1.9.2.1		1994				CPC, HAC	
		1.9.3		1993	1993				CPC, HAC	
		1.9.4	1.9.4.1	1994	1994				CPC, HAC	
			1.9.4.2	*	*				CPC	
			1.9.4.3		*	*		*	CPC, HAC	
	1.10			*						
	1.11				*	*		*		

Goal	Policy	Programs		Body Responsible for Implementation						
				cc	pl	pw	r	w	Commissions	Agencies
Special Needs Housing										
2	2.1	2.1.1		*	*					
	2.2	2.2.1		*	*				ACC	
		2.2.2		1993	1993					Housing Authority
		2.2.3	2.2.3.1		1993					Housing Authority
			2.2.3.2	*	*					Housing Authority
	2.3			1996	1996					
	2.4			1996	1996					
	2.5			1996	1996					
	2.6	2.6.1		*	*				HAC	County Human Services Agency
	2.7			*	*					UCSC
	2.8			1996	1996				CPC	
	2.9	2.9.1		1996	1996					County
		2.9.2		*	*					
Affordable Housing										
3	3.1	3.1.1			*		*		AC, CPC	
		3.1.2		1995	1995		1995			
		3.1.3		*	*		*			
	3.2	3.2.1		*	*					
		3.2.2		*	*				CPC	
		3.2.3		*	*				CPC	
		3.2.4		*	*				CPC	
	3.3			1993	1993				CPC, HAC	
	3.4	3.4.1		1993	1993				HAC	
		3.4.2		1993	1993				HAC	
	3.5	3.5.1		1992	1992					
	3.6			*	*				HAC	
	3.7	3.7.1		*	*					Housing Authority
		3.7.2		*	*					
	3.8			*	*					

Goal	Policy	Programs		Body Responsible for Implementation						
				cc	pl	pw	r	w	Commissions	Agencies
	3.9			*	*					
	3.10			*	*				CPC, HAC	
Conservation and Rehabilitation of Housing										
4	4.1	4.1.1			*					
		4.1.2		*	*				CPC	
		4.1.3			*					
	4.2	4.2.1			*				HAC	
		4.2.2			*					
		4.2.3			1995					
		4.2.4			*					
	4.3	4.3.1		*	*					
		4.3.2			*					
	4.4			*	*					
	4.5			*	*				CPC, HAC	
	4.6			*						
	4.7			*						
Non-traditional and Energy Conserving Housing										
5	5.1				*				CPC, HAC	
	5.2				*				CPC, EAC	
	5.3	5.3.1			*				HAC	SCMTD, SCCRTC
		5.3.2		*	*				CPC, HAC	
		5.3.3		*	*				CPC	

Goal	Policy	Programs		Body Responsible for Implementation								
				cc	f	pl	po	pr	pw	r	commis	agency
Economic Principles												
1	1.1	1.1.1		*		*			*	*	CPC	
		1.1.2	1.1.2.1	*		*				*	CPC	
		1.1.3				*				*		
		1.1.4		*		*				*	CPC	
	1.2	1.2.1		*						*		
	1.3	1.3.1	1.3.1.1			*				*		
		1.3.2	1.3.2.1	*						*		UCSC
			1.3.2.2	*						*		UCSC
		1.3.3		*		*					CPC	
	1.4					*						
	1.5	1.5.1		*						*		
		1.5.2		*						*		County
		1.5.3		*						*		
		1.5.5		*						*		
		1.5.6		*						*		County
		1.5.4		*						*		County
	1.6	1.6.1		*						*		Chamber, County, SD
		1.6.2								*		
		1.6.3		*								
		1.6.4		*						*		
		1.6.5		*		*					CPC	
		1.6.6		*		*						
		1.6.7		*		*				*		
		1.6.8		*	*					*		
	1.7	1.7.1		*						*		
	1.8			*						*		Chamber, CVC
	1.9			*		*				*		
	1.10			*		*			*	*	CPC, PWC	

Goal	Policy	Programs		Body Responsible for Implementation								
				cc	f	pl	po	pr	pw	r	commis	agency
Retail Trade and Commercial Services												
2	2.1			*						*		
	2.2					*				*		
	2.3	2.3.1				*				*		
		2.3.2				*				*		
	2.4	2.4.1				*			*	*		
		2.4.2				*	*					
		2.4.3		*	*	*		*				
		2.4.4		*	*	*				*		
		2.4.5			*	*				*		
		2.4.6		*		*				*	CPC	
	2.5			*		*				*	AC	SCCC
	2.6			*								
Industry												
3	3.1	3.1.1		*		*				*		UCSC
		3.1.2		*		*				*		
	3.2	3.2.1		*		*				*		
		3.2.2		*		*				*		
	3.3			*		*				*		
	3.4	3.4.1		*						*		PIC
	3.5	3.5.1				*						
		3.5.2				*			*			
	3.6					*				*		
Downtown Revitalization												
4	4.1	4.1.1				*						
		4.1.2				*		*	*	*		
		4.1.3				*				*		
		4.1.4				*				*		
	4.2			*		*				*	CPC	
	4.3	4.3.1				*				*		

Goal	Policy	Programs		Body Responsible for Implementation								
				cc	f	pl	po	pr	pw	r	commis	agency
		4.3.2				*				*		
		4.3.3		*		*				*	CPC	
		4.3.4							*	*		
	4.4					*				*		
	4.5								*			
	4.6								*			
	4.7								*			scmtd
	4.8	4.8.1				*						
		4.8.2		*		*		*		*	CPC	
		4.8.3				*		*		*		
	4.9				*							
	4.10			*		*				*		
Tourism												
5	5.1			*		*				*		CVC
	5.2	5.2.1				*				*		
		5.2.2								*		CVC
		5.2.3				*				*		CVC
		5.2.4				*				*		
		5.2.5				*				*		
		5.2.6		*						*		CVC
		5.2.7				*				*		CVC
	5.3	5.3.1				*					CPC	
	5.4								*			
	5.5	5.5.1	5.5.1.1	*			*	*				CVC
		5.5.2		*				*				UCSC, CVC, SOS
		5.5.3		*		*		*		*		CVC
	5.6	5.6.1		*						*		CVC
		5.6.2		*						*		CVC
		5.6.3		*		*				*		
		5.6.4		*		*			*	*		CVC
		5.6.5		*					*	*		CVC

Goal	Policy	Programs		Body Responsible for Implementation								
				cc	f	pl	po	pr	pw	r	commis	agency
		5.6.6		*						*		
	5.7			*								CVC, County

COMMUNITY FACILITIES AND SERVICES

Goal	Policy	Programs		Body Responsible for Implementation								
				cc	fr	pl	pr	pw	r	w	commis	agency
City Government												
1	1.1	1.1.1		*								
		1.1.2		*								
		1.1.3		*								
		1.1.4		*								
		1.1.5		*		*	*	*	*			
		1.1.6	1.1.6.1	*								
	1.2	1.2.1		*		*						
		1.2.2				*						
		1.2.3				*						
		1.2.4		*		*						
		1.2.5		*		*						
	1.3	1.3.1		*							CPC	
	1.4			*		*	*	*			ACC	
	1.5	1.5.1		*								
		1.5.2		*								
		1.5.3		*								
	1.6			*		*	*	*	*	*		
	1.7	1.7.1		*		*	*	*	*	*		
	1.8			*								
	1.9					*						
	1.10					*	*	*	*	*		
	1.11			*		*		*	*	*	CPC	UCSC
Education												
2	2.1	2.1.1		*		*						SD
		2.1.2		*		*						SD
		2.1.3				*						SD
	2.2	2.2.1		*		*						UCSC
	2.3			*								
	2.4					*		*				

Goal	Policy	Programs		Body Responsible for Implementation								
				cc	fr	pl	pr	pw	r	w	commis	agency
Children, Youth and Families												
3	3.1	3.1.1		*		*	*					County
	3.2	3.2.1		*								
		3.2.2		*					*			
		3.2.3		*								
	3.3			*		*						
	3.4	3.4.1					*					SD
		3.4.2		*			*					SD
		3.4.3					*					SD
		3.4.4					*					SD
		3.4.5		*			*					SD
		3.4.6		*		*						
	3.5	3.5.1				*	*					
		3.5.2				*	*					
		3.5.3				*	*					
		3.5.4				*	*					CDRC
		3.5.5				*						
	3.6			*		*			*			SD
	3.7			*								
Health and Medical Services												
4	4.1			*		*						
	4.2			*								
	4.3					*						
	4.4	4.4.1			*							
	4.5			*			*					
Communications and Information Network												
5	5.1	5.1.1		*								County, TCI,
		5.1.2		*								Pac Bell
		5.1.3		*		*						PG&E
		5.1.4		*		*						County

Goal	Policy	Programs		Body Responsible for Implementation								
				cc	fr	pl	pr	pw	r	w	commis	agency
	5.2	5.2.1		*								Library
		5.2.2		*								Library
		5.2.3		*								Library, UCSC
		5.2.4		*								Library
		5.2.5		*								Library
		5.2.6	5.2.6.1			*						Library
			5.2.6.2								HPC	Library
			5.2.6.3						*			Library
			5.2.6.4									Library
Water Supply and Conservation												
6	6.1	6.1.1								*		SD
		6.1.2								*		
		6.1.3								*		
		6.1.4		*						*		
		6.1.5								*		
		6.1.6		*						*		
		6.1.7								*		
		6.1.8								*		
		6.1.9								*		
		6.1.10								*		
		6.1.11	6.1.11.1						*	*		
		6.1.12		*					*	*		
		6.1.13		*						*		
	6.2			*						*		
	6.3	6.3.1								*		
		6.3.2		*						*		
		6.3.3								*		
		6.3.4								*		
		6.3.5								*		
	6.4	6.4.1								*		
		6.4.2								*		

Goal	Policy	Programs		Body Responsible for Implementation								
				cc	fr	pl	pr	pw	r	w	commis	agency
		6.4.3								*		
		6.4.4								*		
		6.4.5								*		
	6.5	6.5.1								*		UCSC
		6.5.2								*		
		6.5.3								*		
		6.5.4								*		
		6.5.5			*					*		
	6.6			*		*				*		
Wastewater Treatment												
7	7.1	7.1.1						*				
		7.1.2						*				
	7.2	7.2.1	7.2.1.1					94				
		7.2.2	7.2.2.1					*				
			7.2.2.2					*				
		7.2.3						*				
		7.2.4		*				*				
		7.2.5		*				*				County, UCSC
		7.2.6						*				
	7.3	7.3.1						*		*		
		7.3.2	7.3.2.1					*				
Solid Waste Disposal and Recycling												
8	8.1							*				
	8.2	8.2.1	8.2.1.1	*				*				
			8.2.1.2					*			PWC	
		8.2.2	8.2.2.1	*				*			PWC	
			8.2.2.2					*			PWC	
			8.2.2.3					*				
		8.2.3						*				Ecology Action, County
		8.2.4		*				*				SD
		8.2.5						*				

Goal	Policy	Programs		Body Responsible for Implementation								
				cc	fr	pl	pr	pw	r	w	commis	agency
		8.2.6					*	*				SD
		8.2.7		*								
		8.2.8	8.2.8.1					*				
			8.2.8.2					*				
			8.2.8.3	*				*	*			
		8.2.9					*	*				
		8.2.10						*				
		8.2.11				*		*				
		8.2.12			*			*				
	8.3	8.3.1						*				
		8.3.2						*				
		8.3.3						*				
		8.3.4						*				
	8.4							95				
Storm Drainage												
9	9.1							94				
	9.2							*			PWC	
	9.3							*				
	9.4			*		*		*	*			Army Corp, CCC
	9.5							*				
	9.6	9.6.1				*		*				County
	9.7					*		*				Army Corp, County, Scotts Valley

Goal	Policy	Programs		Body Responsible for Implementation						
				cc	pl	pr	pw	r	commis	agency
Parks and Recreational Lands										
1	1.1			*		1993				
	1.2	1.2.1	1.2.1.1		*	*				
		1.2.2				*			PRC	
		1.2.3				*				SD, UCSC
		1.2.4			*	*				
		1.2.5			*	*				
		1.2.6				*				
		1.2.7			*	*				
		1.2.8	1.2.8.1			*				
			1.2.8.2			*				
		1.2.9			*	*		*		
		1.2.10		*	*	*		*		
		1.2.11		*	*	*		*		
		1.2.12				*				
		1.2.13		*	*	*				
		1.2.14	1.2.14.1	*		*				
		1.2.15			*	*		*		
		1.2.16				*				
		1.2.17			*	*	*			
		1.2.18			*	*				
		1.2.19		*		*				
		1.2.20				*			PRC	
		1.2.21				*				SD
		1.2.22				*				
		1.2.23		*		*				
		1.2.24				*				
		1.2.25		*	*	*			PRC	
		1.2.26				*				UCSC
		1.2.27				*				

Goal	Policy	Programs		Body Responsible for Implementation						
				cc	pl	pr	pw	r	commis	agency
		1.2.28				*	*			
		1.2.29			*	*	*			
	1.3	1.3.1				*				
		1.3.2				*				
		1.3.3			*	*				
	1.4	1.4.1		*	*	*	*	*		
		1.4.2			*	*	*	*		
		1.4.3		*	*	*		*		
		1.4.4		*	*	*		*		
		1.4.5			*	*		*		
		1.4.6			*	*	*			
	1.5	1.5.1				*				County
	1.6	1.6.1		*	*	*				
	1.7	1.7.1	1.7.1.1			*	*			
			1.7.1.2		*		*			
			1.7.1.3			*	*			
			1.7.1.4		*	*	*			
			1.7.1.5			*	*			
		1.7.2	1.7.2.1			*	*			Port District, County
		1.7.3				*				
		1.7.4	1.7.4.1	*		*				CDPR
		1.7.5				*				
		1.7.6		*	*	*	*			
		1.7.7			*	*	*			
		1.7.8				*	*			
		1.7.9				*				
		1.7.10		*	*	*	*			
		1.7.11		*	*	*	*			
		1.7.12			*	*	*			
	1.8	1.8.1			*	*				
		1.8.2			*	*				

Goal	Policy	Programs		Body Responsible for Implementation						
				cc	pl	pr	pw	r	commis	agency
		1.8.3				*				
		1.8.4				*			PRC	
	1.9	1.9.1				*				
		1.9.2				*				
		1.9.3				*				
		1.9.4		*		*				
		1.9.5				*	*			
	1.10					*			AC, PRC	
	1.11					*			PRC	
	1.12					*			PRC	
Recreational Facilities										
2	2.1					*			PRC	
	2.2					*			AC, PRC	
	2.3			*		*				
	2.4					*				
	2.5					*				SD
	2.6					*				County
	2.7					*				
	2.8					*				SD
	2.9					*				
	2.10					*				County
Recreational Programs and Cultural Festivities										
3	3.1					*				
	3.2					*				
	3.3	3.3.1				*				
		3.3.2				*				
	3.4					*				
	3.5					*		*		
	3.6	3.6.1				*				

Goal	Policy	Programs		Body Responsible for Implementation						
				cc	pl	pr	pw	r	commis	agency
		3.6.2				*				
		3.6.3		*		*				
	3.7	3.7.1		*	*	*		*		
		3.7.2		*	*	*		*		
	3.8					*				
	3.9					*	*			
Recreation Corridors										
4	4.1						*			
	4.2	4.2.1				1995			PRC	
		4.2.2				*				
		4.2.3		*	*	*	*			

CULTURAL RESOURCES

Goal	Policy	Programs		Body Responsible for Implementation								
				cc	c	m	pl	pr	pw	r	commis	agency
Archaeological and Paleontological Resources												
1	1.1	1.1.1		*		*	*				HPC	
		1.1.2		*		*	*					
	1.2	1.2.1					*		*			
		1.2.2	1.2.2.1				*		*			
			1.2.2.2				*		*			
			1.2.2.3				*		*			
		1.2.3	1.2.3.1				*		*			
			1.2.3.2				*		*			
			1.2.3.3				*		*			
		1.2.4	1.2.4.1				*		*			
		1.2.5					*		*			
	1.3	1.3.1					*		*			
		1.3.2					*		*			
Historic and Architectural Resources												
2	2.1	2.1.1					*				HPC	
		2.1.2					*				HPC	
		2.1.3	2.1.3.1				*				HPC	
			2.1.3.2				*				HPC	
		2.1.4					*	*	*			
		2.1.5					*		*			
	2.2	2.2.1					*					
		2.2.2		*			*				CPC, HPC	
		2.2.3					*					
	2.3	2.3.1					*					
		2.3.2					*		*	*		
		2.3.3					*	*	*	*	HPC	
		2.3.4					*					

Goal	Policy	Programs		Body Responsible for Implementation								
				cc	c	m	pl	pr	pw	r	commis	agency
		2.3.5					*					
	2.4	2.4.1					*	*			HPC	
		2.4.2					*	*			HPC	
		2.4.3		*	*			*			HPC, Library	
Museums												
3	3.1	3.1.1				*						
		3.1.2				*						
		3.1.3				*						SD
		3.1.4				*						
	3.2			*		*	*	*				
	3.3			*		*		*			HPC	
Visual and Performing Arts												
4	4.1	4.1.1		*						93	AC	
		4.1.2					*				AC	
		4.1.3		*			*				AC	
	4.2	4.2.1		*				*				
		4.2.2		*			*			*	CPC	UCSC, SCCC
		4.2.3					*			*		SCCC
	4.3			*			*	*			AC	
	4.4			*				*			AC	SCCC
	4.5			*				*			AC	SCCC
	4.6						*			*	AC	

Goal	Policy	Programs		Body Responsible for Implementation								
				cc	fr	pl	po	pr	pw	w	commis	agency
Geologic Hazards												
1	1.1	1.1.1				*			*			
	1.2	1.2.1				*			*			
		1.2.2				*			*			
		1.2.3				*			*			
Seismic Hazards												
2	2.1					*						
	2.2					*						
	2.3	2.3.1				*					HPC	
	2.4					*						
	2.5								*	*		
	2.6				*							
	2.7					*						
Flooding Hazards												
3	3.1	3.1.1				*						
		3.1.2				*			*			
		3.1.3				*			*			
		3.1.4				*						
	3.2	3.2.1			*							
		3.2.2			*							
		3.2.3			*							
	3.3	3.3.1		*					*			
		3.3.2							*		RRC	
		3.3.3							*		RRC	
	3.4			*					*		RRC	Army Corp
	3.5				*				*			
Fire Hazards												
4	4.1	4.1.1			93							
		4.1.2			*							
	4.2				*	*				*		

Goal	Policy	Programs		Body Responsible for Implementation								
				cc	fr	pl	po	pr	pw	w	commis	agency
	4.3	4.3.1			*	*						
		4.3.2			*	*						
		4.3.3			*	*			*			
		4.3.4			*	*			*			
	4.4				*	*					HPC	
	4.5				*	*						
	4.6				*	*						
	4.7				*		*					
	4.8				*							UCSC, CDF, County
	4.9				*							SD
	4.10				*	*			*			
Police Services												
5	5.1	5.1.1					93					
		5.1.2		*			*					
		5.1.3					*					
		5.1.4					*					
	5.2						*					
	5.3	5.3.1		*			*					
	5.4	5.4.1					*					
		5.4.2					*					
		5.4.3					*					
	5.5	5.5.1					*					
		5.5.2					*					
		5.5.3				*	*					
		5.5.4	5.5.4.1				*					
	5.6	5.6.1					*					
		5.6.2					*	*				
	5.7	5.7.1					*					SD
		5.7.2					*					
	5.8	5.8.1					*					

Goal	Policy	Programs		Body Responsible for Implementation								
				cc	fr	pl	po	pr	pw	w	commis	agency
		5.8.2					*					
		5.8.3					*					
		5.8.4					*					
	5.9						*					
	5.10	5.10.1					*					
		5.10.2					*					
Hazardous Materials												
6	6.1	6.1.1			*	*			*			Env. Health, County
		6.1.2	6.1.2.1						*			
			6.1.2.2		*				*			
			6.1.2.3						*			
			6.1.2.4						*			
		6.1.3	6.1.3.1		*	*						
	6.2				*				*			
	6.3				*				*			
	6.4				*				*			County
	6.5	6.5.1		*				*	*			
		6.5.2		*								
		6.5.3		*								Env. Health
Emergency Preparedness												
7	7.1				*							County
	7.2	7.2.1			*	*						
		7.2.2							*	*		PG&E
		7.2.3			*	*						
	7.3	7.3.1			*				*	*		County, Dominican
	7.4	7.4.1			*	*			*			
	7.5								*			
	7.6				*							
	7.7					*			*	*		
	7.8			*	*	*	*		*			SD

D. MONITORING PROGRAMS

1. Annual General Plan Review and Amendment Process

The General Plan review and amendment process provides an opportunity to update and refine the City Council policy expressed in the General Plan and to monitor and evaluate the progress of the implementation strategies and programs incorporated therein. This process is the vehicle by which both the City and private property owners, developers, community group or individual citizens request changes to the planned land uses on property or propose changes to the Goals and Policies of the Plan. The General Plan review and amendment processes include citizen participation, both through community meetings to familiarize the general public with the amendment proposals as well as at the formal public hearings before the Planning Commission and City Council.

A review of the General Plan and the City's progress towards meeting General Plan objectives will occur on an annual basis with a comprehensive update occurring every 5 years. A review of the consistency between the City's CIP and General Plan will also occur at the time of the annual General Plan Review. Under State Law, the City is allowed to process 4 General Plan amendments per year. These amendments may include anywhere from one to a series of General Plan changes. (See Table I-3, in the Introduction for information about making General Plan Amendments.

2. Housing Monitoring Program

The City will be monitoring the development of housing within the City as a means of meeting Housing Element fair share requirements as well as housing objectives aimed at developing greater percentages of affordable, smaller sized, rental and other housing appropriate to meet housing needs within the City. The City's Vacant and Underutilized Residential Land Inventory will be continually updated and utilized by development review staff as an application review tool, in conjunction with the General Plan (specifically the Land Use and Housing Elements) and applicable Specific Plans, to ensure that the number and type of housing units proposed for construction are consistent with the City's housing goals.

A. Abbreviations

ADT: Average daily trips made by vehicles or persons in a 24-hour period
AMBAG: Association of Monterey Bay Area Governments
AQMP: Air Quality Management Plan
ASMPS: Arterial Streets Master Plan Study
CBD: Central Business District
CC&Rs: Covenants, Conditions, and Restrictions
CDBG: Community Development Block Grant
CDF: California Department of Forestry
CEQA: California Environmental Quality Act
CFC: Chlorofluorocarbon
CFD: A Mello-Roos Community Facilities District
CHAS: Comprehensive Housing Affordability Plan
CHFA: California Housing Finance Agency
CIP: Capital Improvements Program
CMP: Congestion Management Plan
CNEL: Community Noise Equivalent Level
COG: Council of Governments
CPC: City Planning Commission
CRA: Community Redevelopment Agency
CVC: Santa Cruz County Conference and Visitor's Council
dB: Decibel
dBA: "A-weighted" decibel
EIR: Environmental Impact Report (State)
EIS: Environmental Impact Statement (Federal)
EMS: Emergency Medical Service
FAR: Floor Area Ratio
FAUS: Federal Aid to Urban Systems
FEMA: Federal Emergency Management Agency
FHWA: Federal Highway Administration
FIR: Fiscal Impact Report
FIRM: Flood Insurance Rate Map
HAC: Housing Advisory Committee
HBS: Historic Building Survey
HCD: Housing and Community Development Department of the State of California
HIP: Housing for Independent People
HOV: High Occupancy Vehicle
HPC: Historic Preservation Commission
HUD: U.S. Dept. of Housing and Urban Development
JPA: Joint Powers Authority
LAFCo: Local Agency Formation Commission
LCP: Local Coastal Program
L_{dn}: Day and Night Average Sound Level
L_{eq}: Sound Energy Equivalent Level
LHA: Local Housing Authority
LOS: Level of Service
LRDP: UCSC Long Range Development Plan
LRT: Light (duty) Rail Transit
MBUAPCD: Monterey Bay Unified Air Pollution Control District
MCC: Mortgage Credit Certificate Program
MGD: Million Gallons Per Day
NCCAB: North Central Coast Air Basin
NEPA: National Environmental Policy Act
NOAA: National Oceanic and Atmospheric Administration
OPR: Office of Planning and Research, State of California
PSF: Polystyrene Foam
PUD: Planned Unit Development
ROG: Reactive Organic Gases
RTF: River Task Force
RTIP: Regional Transportation Improvement Plan
RTP: Regional Transportation Plan
SCAP: Santa Cruz AIDS Project
SCCRTC: Santa Cruz County Regional Transportation Commission
SCCSD: Santa Cruz County Sanitation District
SCMTD: Santa Cruz Metropolitan Transit District
SCWD: Santa Cruz Water Department
SRO: Single-Room Occupancy
TCMs: Transportation Control Measures
TDM: Travel Demand Management
TMA: Transportation Management Association
TOT: Transient Occupancy Tax
TRO: Trip Reduction Ordinance
TSM: Transportation Systems Management
UBC: Uniform Building Code
UCSC: University of California, Santa Cruz
UHC: Uniform Housing Code
UMTA: Urban Mass Transportation Administration
URM: Unreinforced Masonry Buildings
VMT: Vehicle Miles Traveled
WPCB: Water Pollution Control Board
WWTP: Wastewater Treatment Plant

B. Interpretation

Unless the context requires otherwise, the following definitions shall be used in the interpretation of the General Plan and its Implementing Regulations. Words used in the present tense include the future; the singular number includes the plural and the plural the singular; the word "structure" includes the word "building"; the word "used" includes arranged, designed, constructed, altered, converted, rented, leased, or intented to be used or occupied; the word "shall" is mandatory; the word "may" or "should" is permissive.

C. Definitions

Acceptable Risk — A hazard deemed to be a tolerable exposure to danger given the expected benefits to be obtained. Different levels of acceptable risk may be assigned according to the potential danger and the criticalness of the threatened structure. The levels may range from "near zero" for nuclear plants and natural gas transmission lines to "moderate" for open space, ranches and low-intensity warehouse uses.

Access/Egress — The ability to enter a site from a roadway and exit a site onto a roadway by motorized vehicle.

Accessory Dwelling Unit — A Self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Sometimes called "Granny Flat" or Second Unit.

Adaptive Reuse — The conversion of obsolescent or historic buildings from their original or most recent use to a new use. For example, the conversion of former hospital or school buildings to residential use, or the conversion of an historic single-family home to office use.

Adverse Impact — A negative consequence for the physical, social, or economic environment resulting from an action or project.

Affordable Housing — Housing capable of being purchased or rented by a household with very low, low, or moderate income, based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays no more than 30 percent of its gross monthly income (GMI) for housing including utilities.

Agency — The governmental entity, department, office, or administrative unit responsible for carrying out regulations.

Aggrieved Person—Appellant of an Appealable Coastal Permit — A person qualified to file an appeal of City Council action on a coastal permit, as defined by Public Resources Code 30801 as follows: "Any person who in person or through a representative appeared in a public hearing held in conjunction with the decision on the action appealed, or who, by other appropriate means prior to a hearing, informed the City of the nature of his or her concerns, or who for good cause was unable to do either.

Agricultural Easement/Preserve — A contract between a landowner and the City establishing that a certain amount of land will be used for agricultural purposes only for a minimum of 10 years. In exchange for this land use restriction, the landowner receives preferential taxation on that land.

Agriculture	Use of land for the production of food and fiber, including the growing of crops and/or the grazing of animals on natural prime or improved pasture land.
Agriculture-related Business	Feed mills, dairy supplies, poultry processing, creameries, auction yards, veterinarians and other businesses supporting local agriculture.
Air Pollution	Concentrations of substances found in the atmosphere that exceed naturally occurring quantities and are undesirable or harmful in some way.
Alley	A narrow service way, either public or private, which provides a permanently reserved but secondary means of public access not intended for general traffic circulation. Alleys typically are located along rear property lines.
Alluvial	Soils deposited by stream action.
Alquist-Priolo Act, Seismic Hazard Zone	A seismic hazard zone designated by the State of California within which specialized geologic investigations must be prepared prior to approval of certain new development.
Alternative Transportation	Any form of transportation (including car pooling, buses, biking, walking, light rail) other than the single-occupancy vehicle.
AMBAG — Association of Monterey Bay Area Governments	AMBAG is a voluntary association of 15 cities and Santa Cruz and Monterey Counties in California's Central Coast region formed by a Joint Powers Agreement to serve as a forum for discussion of regional issues. The Association has been designated as an Areawide Planning Organization (APO) by the U.S. Department of Housing and Urban Development, as a Metropolitan Planning Organization (MPO) by the U.S. Department of Transportation, and as a Water Quality Planning Agency by the U.S. Environmental Protection Agency.
Ambient	Surrounding on all sides; used to describe measurements of existing conditions with respect to traffic, noise, air and other environments.
Anadromous	Species of fish which migrate from the ocean to fresh-water streams to spawn.
Annex, v.	To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.
Apartment	(1) One or more rooms of a building used as a place to live, in a building containing at least one other unit used for the same purpose. (2) A separate suite, not owner occupied, which includes kitchen facilities and is designed for and rented as the home, residence, or sleeping place of one or more persons living as a single housekeeping unit.
Appealable Coastal Development	A development application for a coastal permit which can be appealed to the Coastal Commission under the terms of the Zoning Ordinance.
Appropriate	An act, condition, or state that is considered suitable.
Aquifer	An underground, water-bearing layer of earth, porous rock, sand, or gravel, through which water can seep or be held in natural storage. Aquifers generally hold sufficient water to be used as a water supply.

Arana Gulch

A 53-acre area on the eastern edge of the City generally defined by Arana Gulch Floodplain and the City limits (to the east); Capitola Ave., Soquel Ave., and Agnes St. (to the north); a riparian corridor (to the west); and the Santa Cruz Yacht Harbor (to the south).

Archaeological Resource/Cultural Resource

Any evidence of human occupation and activity that may be used to reconstruct the history and culture of past peoples. This evidence shall include, but not be limited to, human remains, sites, structures, artifacts, and physical remains that existed prior to 1960.

Architectural Control; Architectural Review

Regulations and procedures requiring the exterior design of structures to be suitable, harmonious, and in keeping with the general appearance, historic character, and/or style of surrounding areas. A process used to exercise control over the design of buildings and their settings. (See "Design Review.")

Area; Area Median Income

Used in State of California housing law with respect to income eligibility limits established by the U.S. Department of Housing and Urban Development (HUD), "area" means metropolitan area or non-metropolitan county. In non-metropolitan areas, the "area median income" is the higher of the county median family income or the statewide non-metropolitan median family income.

Area of Demonstration of Stability

Includes the base, face and top of all bluffs and cliffs. The extent of the bluff top considered should include the area between the face of the bluff and a line described on the bluff top by the intersection of a plane inclined at a twenty (20) degree angle from horizontal passing through the toe of the bluff or cliff, or fifty (50) feet inland from the edge of the cliff or bluff, whichever is greater. However, the Planning Commission may designate a lesser area of demonstration in specific areas of known geologic stability (as determined by adequate geologic evaluation and historic evidence) or where adequate protection work already exists.

Area Plan

Addresses a particular region or community within the overall planning area and is adopted in the same manner as a general plan amendment. An area plan refines the policies of the general plan as they apply to a smaller area and is implemented by local ordinances such as those regulation land use and subdivision. An area plan must be internally consistent with the general plan of which it is a part.

Arroyo

A gully, ravine or canyon created by a perennial or intermittent stream, with characteristic steep slopes frequently covered with vegetation.

Arterial

Medium-speed (30-40 mph), medium-capacity (10,000-35,000 average daily trips) roadway that provides intra-community travel and access to the county-wide highway system. Access to community arterials should be provided at collector roads and local streets, but direct access from parcels to existing arterials is common.

Article 34 Referendum

Article 34 of the Constitution of the State of California requires passage of a referendum within a city or county for approval of the development or acquisition of a publicly financed housing project where more than 49 percent of the units are set aside for low-income households.

Assessment District

(See "Benefit Assessment District.")

Assisted Housing

Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized

by federal, state, or local housing programs including, but not limited to Federal Section 8 (new construction, substantial rehabilitation, and loan management set-asides), Federal Sections 213, 236, and 202, Federal Section 221(d)(3) (below-market interest rate program), Federal Section 101 (rent supplement assistance), CDBG, FmHA Section 515, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs. By January 1, 1992, all California Housing Elements are required to address the preservation or replacement of assisted housing that is eligible to change to market rate housing by 2002.

Atmospheric Particulate Matter

Finely divided solids or liquids such as dust, soot, aerosols, fumes and mists. Particles of primary concern are those less than ten microns in diameter (PM_{10}) because they have the greatest likelihood of being inhaled deep into the lungs. Particulate matter results from a variety of activities including agricultural operations, industrial processes, combustion of fossil fuels, construction and demolition operations, entrainment of road dust into the atmosphere, wind-blown dust, wildfires, and salt from sea spray.

Automobile-Intensive Use

A use of a retail area that depends on exposure to continuous auto traffic.

Average Daily Traffic (ADT)

Total number of cars passing over a segment of the roadway, in both directions, on an average day.

Banner

A piece of paper, cloth, canvas or other similar lightweight material containing no written information which is attached to a staff or structure.

Beach/Lower Ocean Target Area

Area generally defined by the Monterey Bay to the south, Cliff St. and San Lorenzo Blvd. to the west, Soquel Ave. and Broadway to the north, and Jessie St. to the east.

Beach Recreation Area

The Pacific Ocean side of Beach Street, from the west side of the Municipal Wharf to the west side of the San Lorenzo River.

Bed and Breakfast

Usually a dwelling unit, but sometimes a small hotel, which provides lodging and breakfast for temporary overnight occupants, for compensation. A building containing not more than eight (8) guest rooms, that may be occupied by not more than sixteen (16) persons, which provides guest rooms and breakfast for guests and which is managed and occupied by the owner of the property.

Below-market-rate (BMR) Housing Unit

(1) Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as "low income" or "moderate income." (2) The financing of housing at less than prevailing interest rates.

Benefit Assessment District

An area within a public agency's boundaries that receives a special benefit from the construction of one or more public facilities. A Benefit Assessment District has no legal life of its own and cannot act by itself. It is strictly a financing mechanism for providing public infrastructure as allowed under the Streets And Highways Code. Bonds may be issued to finance the improvements, subject to repayment by assessments charged against the benefitting properties. Creation of a Benefit Assessment District enables property owners in a specific area to cause the construction of public facilities or to maintain them (for example, a downtown, or the grounds and landscaping of a specific

	area) by contributing their fair share of the construction and/or installation and operating costs.
Ben Lomond Fault	Has an insignificant number of recorded epicenters and may be inactive. The estimated maximum magnitude is 5.5 with an unknown recurrence interval.
Bicycle Lane (Class II facility)	A corridor expressly reserved for bicycles, existing on a street or roadway in addition to any lanes for use by motorized vehicles.
Bicycle Path (Class I facility)	A paved route not on a street or roadway and expressly reserved for bicycles traversing an otherwise unpaved area. Bicycle paths may parallel roads but typically are separated from them by landscaping.
Bicycle Route (Class III facility)	A facility shared with motorists and identified only by signs, a bicycle route has no pavement markings or lane stripes.
Bikeways	A term that encompasses bicycle lanes, bicycle paths, and bicycle routes.
Biomass	Plant material, used for the production of such things as fuel alcohol and non-chemical fertilizers. Biomass sources may be plants grown especially for that purpose or waste products from livestock, harvesting, milling, or from agricultural production or processing.
Biotic Community	A group of living organisms characterized by a distinctive combination of both animal and plant species in a particular habitat.
Blight	A condition of a site, structure, or area that may cause nearby buildings and/or areas to decline in attractiveness and/or utility. The Community Redevelopment Law (Health and Safety Code, Sections 33031 and 33032) contains a definition of blight used to determine eligibility of proposed redevelopment project areas.
Bond	An interest-bearing promise to pay a stipulated sum of money, with the principal amount due on a specific date. funds from the sale of bonds can be used for various public purposes.
Brush Habitat	Includes a wide variety of plant and animal life dominated by and associated with coastal shrub and chaparral.
Buffer Zone	An area of land separating two distinct land uses that acts to soften or mitigate the effects of one land use on the other.
Building	Any structure used or intended for supporting or sheltering any use or occupancy.
Building Envelop	Designation on site plan or parcel map indicating where the buildings are to be located. Building envelopes are often indicated during land division approvals to protect some resource such as agriculture or to avoid some constraint such as landslide.
Building Height	The vertical distance from the average contact ground level of a building to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average midpoint of roof planes of the gable of a pitch or hip roof. In calculating the height of a stepped or terraced building, the height of each individual segment of the building shall first be calculated; the height of a stepped or terraced building is the height of the tallest segment of the building.

Buildout; Build-out

Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations. (See "Carrying Capacity")

Business Services

A subcategory of commercial land use that permits establishments primarily engaged in rendering services to other business establishments on a fee or contract basis, such as advertising and mailing; building maintenance; personnel and employment services; management and consulting services; protective services; equipment rental and leasing; photo finishing; copying and printing; travel; office supply; and similar services.

Busway

A vehicular right-of-way or portion thereof--often an exclusive lane--reserved exclusively for buses.

Butano and Sargent Faults

Branch off the San Andreas near Skyland Ridge, to the northwest and southeast, respectively, and represent another potentially active component of the San Andreas system. Because of their geometric relationship to the San Andreas, they may have similar histories and seismic potential. The estimated maximum earthquake magnitude for the Butano is 6.4. The recurrence interval is unknown, but is probably similar to the Corralitos-Zayante due to their correlative association with the San Andreas. There is a moderate potential for surface rupture along some portions of the Butano fault. Other portions as well as the Sargent fault require additional data.

California Coastal Commission

The State agency established by State law responsible for carrying out the provisions of the Coastal Act and for review of coastal permits on appeal from local agencies.

California Environmental Quality Act (CEQA)

A State law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project. General Plans require the preparation of a "program EIR."

California Housing Finance Agency (CHFA)

A State agency, established by the Housing and Home Finance Act of 1975, which is authorized to sell revenue bonds and generate funds for the development, rehabilitation, and conservation of low-and moderate-income housing.

Caltrans

California Department of Transportation.

Capital Improvements Program (CIP)

A program, administered by the City and reviewed by the Planning Commission, which schedules permanent improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the local jurisdiction. The program generally is reviewed annually, for conformance to and consistency with the General Plan.

Carbon Dioxide

A colorless, odorless, non-poisonous gas that is a normal part of the atmosphere.

Carbon Monoxide

A colorless, odorless, highly poisonous gas produced by automobiles and other machines with internal combustion engines that imperfectly burn fossil fuels such as oil and gas.

Carrying Capacity

Used in determining the potential of an area to absorb development: (1) The level of land use, human activity, or development for a specific area that can

	be accommodated permanently without an irreversible change in the quality of air, water, land, or plant and animal habitats. (2) The upper limits of development beyond which the quality of human life, health, welfare, safety, or community character within an area will be impaired. (3) The maximum level of development allowable under current zoning. (See "Buildout.")
Census	The official decennial enumeration of the population conducted by the federal government.
Central Business District (CBD)	The major commercial downtown center of the City. Guidelines are established in the Zoning Ordinance.
Central Core	Planning area in the central part of the City composed on census tracts 1007 and 1010 and bounded by the San Lorenzo River to the east, Monterey Bay to the south, Bay Street to the west and Mission Street to the north.
Channelization	(1) The straightening and/or deepening of a watercourse for purposes of storm-runoff control or ease of navigation. Channelization often includes lining of stream banks with a retaining material such as concrete. (2) At the intersection of roadways, the directional separation of traffic lanes through the use of curbs or raised islands that limit the paths that vehicles may take through the intersection.
Chaparral	A plant community of drought-adapted shrubs, usually found in rocky and rapidly drained shallow soils.
Child Development Resource Center	A non-profit agency established to organize community resources for the development and improvement of child care services.
City	City with a capital "C" generally refers to the government or administration of a city. City with a lower case "c" may mean any city or may refer to the geographical area of a city (*e.g.*, the city bikeway system.)
Cliff Retreat	Result of hillside or coastal headland erosion by weathering, physical disturbance and, in the case of ocean cliffs, the continuous and forceful actions of waves and tides.
Clustered Development	Development in which a number of dwelling units are placed in closer proximity than usual, or are attached, with the purpose of retaining an open space area.
Coastal-Dependent Lands	Lands utilized for coastal-dependent industries such as marine research and education, agriculture, aquaculture, mariculture, and attendant facilities that require direct proximity to the ocean.
Coastal Development	Refers to on land, in or under water placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density of use of land, including, but not limited to subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where land division is brought about by a public agency for public recreational use; change in the intensity of use of water, or access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, with a timber harvesting plan submitted pursuant to

	the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511). Projects causing the loss of public parking, ten (10) spaces or more in the Seabright or Beach Area Plan area, shall be considered coastal development.
Coastal Marine Habitat	Area off the coast of Santa Cruz supporting a variety of marine life occurring in different depths.
Coastal Recreation Area	Lands along the coastline including beaches, the small craft harbor and outdoor and open water areas used for outdoor recreational activities such as swimming, boating, fishing, picnicking and parking.
Coastal/Strand Rocky Shore Habitats	Small and sparsely vegetated areas found along sandy beaches and cliff edges not usually inundated by high tides providing habitat for a variety of shore birds and other plant and wildlife.
Coastal Zone	An area within the jurisdiction of the California Coastal Act.
Cogeneration	The harnessing of heat energy, that normally would be wasted, to generate electricity — usually through the burning of waste.
CoHousing	Housing type where residents live in separate self-sufficient units, but share extensive common facilities such as a dining hall, children's playrooms, workshops, guest rooms and laundry facilities.
Collector	Relatively-low-speed (25-30 mph), relatively-low-volume (5,000-20,000 average daily trips) street that provides circulation within and between neighborhoods. Collectors usually serve short trips and are intended for collecting trips from local streets and distributing them to the arterial network.
Combined Sewer/ Combination Sewer	A sewerage system that carries both sanitary sewage and stormwater runoff.
Commercial	A land use classification that permits facilities for the buying and selling of commodities and services.
Community Care Facility	Elderly housing licensed by the State Health and Welfare Agency, Department of Social Services, typically for residents who are frail and need supervision. Services normally include three meals daily, housekeeping, security and emergency response, a full activities program, supervision in the dispensing of medicine, personal services such as assistance in grooming and bathing, but no nursing care. Sometimes referred to as residential care or personal care. (See "Congregate Care.")
Community Development Block Grant (CDBG)	A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.
Community Facilities	(1) Publicly or privately owned and operated activities that are institutional in nature, such as hospitals, museums, and schools; and (2) other nonprofit activities of a welfare, educational, or philanthropic nature that can not be considered a residential, commercial, or industrial activity.

Community Facilities District

Under the Mello-Roos Community Facilities Act of 1982 (Government Code Section 53311 *et seq*), a legislative body may create within its jurisdiction a special district that can issue tax-exempt bonds for the planning, design, acquisition, construction, and/or operation of public facilities, as well as provide public services to district residents. Special tax assessments levied by the district are used to repay the bonds.

Community Garden

Public and privately-owned lands utilized for small scale flower and vegetable gardens.

Community Noise Equivalent Level (CNEL)

A 24-hour energy equivalent level derived from a variety of single-noise events, with weighting factors of 5 and 10 dBA applied to the evening (7 PM to 10 PM) and nighttime (10 PM to 7 AM) periods, respectively, to allow for the greater sensitivity to noise during these hours.

Community-Oriented Policing

A philosophy of how police services are to be delivered based on the partnership between citizens and their police officers and acknowledging the citizen's inherent right to participate in the policy decisions affecting police services.

Community Park

Land with full public access intended to provide recreation opportunities beyond those supplied by neighborhood parks. Community parks are larger in scale than neighborhood parks but smaller than regional parks and have major recreation facilities such as large picnic areas, swimming pools, ballfields, tennis courts and recreation centers. The City's standard for community parks is 2.5 acres/1000 people with a service radius of 1½ mile.

Community Redevelopment Agency (CRA)

A local agency created under California Redevelopment Law, or a local legislative body that has elected to exercise the powers granted to such an agency, for the purpose of planning, developing, re-planning, redesigning, clearing, reconstructing, and/or rehabilitating all or part of a specified area with residential, commercial, industrial, and/or public (including recreational) structures and facilities. The redevelopment agency's plans must be compatible with adopted community general plans.

Commute-shed

The area from which people do or might commute from their homes to a specific workplace destination, given specific assumptions about maximum travel time or distance.

Comparison Goods

Retail goods for which consumers will do comparison shopping before making a purchase. These goods tend to have a style factor and to be "larger ticket" items such as clothes, furniture, appliances and automobiles.

Compatible

Capable of existing together without conflict or ill effects.

Concurrency

Requires that levels of service and other community facility and service standards be established and used to evaluate existing deficiencies as well as the impacts of new development of the need for new facilities and services. If there are existing deficiencies or if development degrades the service level and other standards, then development is prohibited until necessary services are in place (or installed in connection with the development) to maintain levels of service at or above adopted standards in a manner that is consistent with General Plan objectives.

Condominium

A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See "Townhouse.")

Congestion Management Plan (CMP)

A mechanism employing growth management techniques, including traffic level of service requirements, standards for public transit, trip reduction programs involving transportation systems management and jobs/housing balance strategies, and capital improvement programming, for the purpose of controlling and/or reducing the cumulative regional traffic impacts of development. AB 1791, effective August 1, 1990, requires all cities, and counties that include urbanized areas, to adopt by December 1, 1991, and annually update a Congestion Management Plan.

Congregate Care

Apartment housing, usually for seniors, in a group setting that includes independent living and sleeping accommodations in conjunction with shared dining and recreational facilities. (See "Community Care Facility.")

Conservation

The management of natural resources to prevent waste, destruction, or neglect. The state mandates that a Conservation Element be included in the general plan.

Consistent

Free from variation or contradiction. Programs in the General Plan are to be consistent, not contradictory or preferential. State law requires consistency between a general plan and implementation measures such as the zoning ordinance.

Convenience Goods

Retail items generally necessary or desirable for everyday living, usually purchased at a convenient nearby location. Because these goods cost relatively little compared to income, they are often purchased without comparison shopping.

Cooperative

A form of multiple ownership of real estate in which a corporation or business trust entity holds title to a property and grants occupancy rights to particular units to shareholders by means of proprietary leases or similar arrangements.

Corralitos Fault Complex

A diffuse group of splinter faults that seem to act as a connection between the Zayante and San Andreas Faults. Though the complex is considered potentially active, its existence and nature has not been firmly established. It has a predicted maximum magnitude of 6.9, assuming it is an extension of the southeast segment of Zayante Fault. The recurrence interval would, therefore, be similar to that of the Zayante. There is a moderate potential for surface rupture on the most confidently established segments of the fault; the others require additional information.

County

County with a capital "C" generally refers to the government or administration of a county. County with a lower case "c" may mean any county or may refer to the geographical area of a county (*e.g.*, the county road system).

Covenants, Conditions, and Restrictions (CC&Rs)

A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

Creek

A naturally occurring swale or depression, which carries water either seasonally or year-round, and which appears as an above-ground creek on the Geological Survey Map and in the 1975 Berkeley creeks map prepared by the Planning Department to show the approximate undergrounding of the watercourse. The word creek will be synonymous with natural watercourse as used in the chapter.

Criterion

A standard upon which a judgment or decision may be based. (See "Standards.")

Critical Facility	Facilities housing or serving many people, which are necessary in the event of an earthquake or flood, such as hospitals, fire, police, and emergency service facilities, utility "lifeline" facilities, such as water, electricity, and gas supply, sewage disposal, and communications and transportation facilities.
Cul-de-sac	A short street or alley with only a single means of ingress and egress at one end and with a large turnaround at its other end.
Culverting	The placement or construction of a pipe or box-shaped conduit in a creek bed for the purpose of conducting water.
Cumulative Impact	As used in CEQA, the total impact resulting from the accumulated impacts of individual projects or programs over time.
dB	Decibel; a unit used to express the relative intensity of a sound as it is heard by the human ear.
dBA	The "A-weighted" scale for measuring sound in decibels; weighs or reduces the effects of low and high frequencies in order to simulate human hearing. Every increase of 10 dBA doubles the perceived loudness though the noise is actually ten times more intense.
Dedication	The turning over by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, school sites, or other public uses often are made conditions for approval of a development by a city or county.
Dedication, In lieu of	Cash payments that may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as in lieu fees or in lieu contributions.
Defensible space	(1) In fire-fighting and prevention, a 30-foot area of non-combustible surfaces separating urban and wildland areas. (2) In urban areas, open spaces, entry points, and pathways configured to provide maximum opportunities to rightful users and/or residents to defend themselves against intruders and criminal activity.
Deficiency Plan	Plan developed when traffic levels cause arterial street intersections to operate at LOS "D" or below outlining alternative transportation improvements, TSM measures, road improvements in existing rights-of-way or widening/expansions that might improve traffic flows and measures to protect adjacent neighborhoods from undue spillover.
Density, Residential	The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre. (See "Acres, Gross," and "Developable Acres, Net.")
Density Bonus	The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location. Under California law, a housing development that provides 20 percent of its units for lower income households, or 10 percent of its units for very low-income households, or 50 percent of its units for seniors, is entitled to a density bonus. (See "Development Rights, Transfer of.")

Density, Control of

A limitation on the occupancy of land. Density can be controlled through zoning in the following ways: use restrictions, minimum lot-size requirements, floor area ratios, land use-intensity ratios, setback and yard requirements, minimum house-size requirements, ratios comparing number and types of housing units to land area, limits on units per acre, and other means. Allowable density often serves as the major distinction between residential districts.

Density, Employment

A measure of the number of employed persons per specific area (for example, employees/acre).

Density Transfer

A way of retaining open space by concentrating densities–usually in compact areas adjacent to existing urbanization and utilities–while leaving unchanged historic, sensitive, or hazardous areas. In some jurisdictions, for example, developers can buy development rights of properties targeted for public open space and transfer the additional density to the base number of units permitted in the zone in which they propose to develop.

Design Review; Design Control

The comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, architecture, materials, colors, lighting, and signs, in accordance with a set of adopted criteria and standards. "Design Control" requires that certain specific things be done and that other things not be done. Design Control language is most often found within a zoning ordinance. "Design Review" usually refers to a system set up outside of the zoning ordinance, whereby projects are reviewed against certain standards and criteria by a specially established design review board or committee. (See "Architectural Control.")

Destination Retail

Retail businesses that generate a special purpose trip and that do not necessarily benefit from a high-volume pedestrian location.

Detention Dam/Basin/Pond

Dams may be classified according to the broad function they serve, such as storage, diversion, or detention. Detention dams are constructed to retard flood runoff and minimize the effect of sudden floods. Detention dams fall into two main types. In one type, the water is temporarily stored, and released through an outlet structure at a rate which will not exceed the carrying capacity of the channel downstream. Often, the basins are planted with grass and used for open space or recreation in periods of dry weather. The other type, most often called a **Retention Pond**, allows for water to be held as long as possible and may or may not allow for the controlled release of water. In some cases, the water is allowed to seep into the permeable banks or gravel strata in the foundation. This latter type is sometimes called a **Water-Spreading Dam** or **Dike** because its main purpose is to recharge the underground water supply. Detention dams are also constructed to trap sediment. These are often called **Debris Dams**.

Developable Acres, Net

The portion of a site that can be used for density calculations. Some communities calculate density based on gross acreage or the entire acreage of the site. Public or private road rights-of-way, public open space, and floodways are not included in the net developable acreage of a site.

Developable Land

Land which is suitable as a location for structures and which can be improved through normal and conventional means free of development hazards and without disruption or significant impact on natural resource areas. In addition to the developable area of a parcel, density credit shall be granted for other portions of a parcel as noted below. (Land shall also be reviewed in terms of

its potential for development specifically related to the provision of necessary public services and facilities.)

The following areas shall generally not be considered as developable land:

1. Land with slope greater than 30% and coastal bluffs.
2. Riparian corridors, wooded arroyos, canyons, stream banks, areas of riparian vegetation and, along riparian corridors, areas with a 100-foot setback from the wetland or center of the stream.
3. Lakes, streams, marshes, sloughs, wetlands, water areas, beaches and areas within the 100-year flood plain.
4. Areas of recent or active landslides. Landslide areas determined by a geological study to be stable and suitable for development shall be granted full density credit.
5. Type 1 and Type 2 agricultural land and mineral resource areas, lands in utility assessment districts.

The following areas are subject to special site and/or development criteria and shall be granted full density credit:

1. Rare and endangered plant and animal habitats.
2. Archaeological sites.
3. Critical fire hazard areas.

Developer

An individual who or business that prepares raw land for the construction of buildings or causes to be built physical building space for use primarily by others, and in which the preparation of the land or the creation of the building space is in itself a business and is not incidental to another business or activity.

Development

On land, in or underwater, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid or thermal waste; grading, removing, dredging, mining or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act, and any other division of land, including lot splits, except where the land is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973.

Development Fee

(See "Impact Fee.")

Development Rights

The right to develop land by a land owner who maintains fee-simple ownership over the land or by a party other than the owner who has obtained the rights to develop. Such rights usually are expressed in terms of density allowed under existing zoning. For example, one development right may equal one unit of housing or may equal a specific number of square feet of gross floor area in one or more specified zone districts. (See "Interest, Fee" and "Interest, Less-than-fee," and "Development Rights, Transfer of [TDR].")

Development Rights,\ Transfer of (TDR)

Also known as "Transfer of Development Credits," a program that can relocate potential development from areas where proposed land use or

environmental impacts are considered undesirable (the "donor" site) to another ("receiver") site chosen on the basis of its ability to accommodate additional units of development beyond that for which it was zoned, with minimal environmental, social, and aesthetic impacts. (See "Development Rights.")

Disability — Any physical or mental impairment which substantially limits one or more of a person's major life activities (including but not limited to walking, seeing, hearing, speaking, breathing, performing manual tasks, working, standing, lifting and reaching) expected to be temporary or lifelong. Many impairments or disorders are of such a nature that a person's ability to live independently can be improved by appropriate housing conditions.

Discourage, v. — To advise or persuade to refrain from.

Discretionary Decision — As used in CEQA, an action taken by a governmental agency that calls for the exercise of judgment in deciding whether to approve and/or how to carry out a project.

Distribution Use — (See "Warehousing Use.")

Diversion — The direction of water in a stream away from its natural course (*i.e.*, as in a diversion that removes water from a stream for human use).

Downtown/Downtown Core — Commonly known as the area in the CBD zoning district with the San Lorenzo River as an eastern boundary, Laurel St. as a southern boundary, Center St. as a western boundary, and the area along North Pacific Ave. and the San Lorenzo River making the northern boundary.

Downtown Neighborhood — Commonly known as the residential area bounded to the South and west by Laurel St., to the north by Mission St., and to the east by Center St.

Duet — A detached building designed for occupation as the residence of two families living independently of each other, with each family living area defined by separate fee title ownership.

Duplex — A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other.

Dwelling Unit — A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

Easement — Usually the right to use property owned by another for specific purposes or to gain access to another property. For example, utility companies often have easements on the private property of individuals to be able to install and maintain utility facilities.

Easement, Conservation — A tool for acquiring open space with less than full-fee purchase, whereby a public agency buys only certain specific rights from the land owner. These may be positive rights (providing the public with the opportunity to hunt, fish, hike, or ride over the land), or they may be restrictive rights (limiting the uses to which the land owner may devote the land in the future.)

Easement, Scenic — A tool that allows a public agency to use an owner's land for scenic enhancement, such as roadside landscaping or vista preservation.

Eating and Drinking Establishment	An establishment where food and/or drink is/are prepared, served and consumed primarily on site; where meal and/or drink orders are served to customers seated at tables or at a bar; and where food and drink are generally not served in disposable packages.
Economic Base	Economic Base theory essentially holds that the structure of the economy is made up of two broad classes of productive effort–basic activities that produce and distribute goods and services for export to firms and individuals outside a defined localized economic area, and nonbasic activities whose goods and services are consumed at home within the boundaries of the local economic area. Viewed another way, basic activity exports goods and services and brings new dollars into the area; non-basic activity recirculates dollars within the area. This distinction holds that the reason for the growth of a particular region is its capacity to provide the means of payment for raw materials, food, and services that the region cannot produce itself and also support the nonbasic activities that are principally local in productive scope and market area. (See "Industry, Basic" and "Industry, Non-basic.")
Ecosystem	An interacting system formed by a biotic community and its physical environment.
Elderly/Senior Housing	Typically one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them. (See "Congregate Care.")
Emergency Shelter	A facility that provides immediate and short-term housing and supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds. Supplemental services may include food, counseling, and access to other social programs. (See "Homeless" and "Transitional Housing.")
Eminent Domain	The right of a public entity to acquire private property for public use by condemnation, and the payment of just compensation.
Emission Standard	The maximum amount of pollutant legally permitted to be discharged from a single source, either mobile or stationary.
Encourage, v.	To stimulate or foster a particular condition through direct or indirect action by the private sector or government agencies.
Endangered Species	A species of animal or plant is considered to be endangered when its prospects for survival and reproduction are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, over-exploitation, predation, competition or disease. The Santa Cruz tarplant, Gold Eagles, Burrowing Owl, American Peregrine falcon, and California Brown Pelican are endangered species found within the City limits.
Enhance, v.	To improve existing conditions by increasing the quantity or quality of beneficial uses.
Environment	CEQA defines environment as "the physical conditions which exist within the area which will be affected by a proposed project, including land, air, water, mineral, flora, fauna, noise, and objects of historic or aesthetic significance."
Environmental Impact Report (EIR)	A report required of general plans by the California Environmental Quality Act and which assesses all the environmental characteristics of an area and

	determines what effects or impacts will result if the area is altered or disturbed by a proposed action. (See "California Environmental Quality Act.")
Environmental Impact Statement (EIS)	Under the National Environmental Policy Act, a statement on the effect of development proposals and other major actions that significantly affect the environment.
Erosion	(1) The loosening and transportation of rock and soil debris by wind, rain, or running water. (2) The gradual wearing away of the upper layers of earth.
Exaction	A contribution or payment required as an authorized precondition for receiving a development permit; usually refers to mandatory dedication (or fee in lieu of dedication) requirements found in many subdivision regulations.
Exotic Species	Plant or animal species introduced into an area where they do not occur naturally; non-native species.
Expansive Soils	Soils that swell when they absorb water and shrink as they dry.
Export-employment Use	An activity that produces and/or distributes goods and services for export to firms and individuals outside of the city (or county). (See Economic Base.)
Fair Market Rent	The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposes of administering the Section 8 Existing Housing Program.
Family	(1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California].
Farmland of Statewide Importance	Land other than Prime Farmland which has a good combination of physical and chemical characteristics for the production of crops. It must have been used for the production of irrigated crops at some time during the past four years.
Fast-food Restaurant	Any retail establishment intended primarily to provide short-order food services for on-site dining and/or take-out, including self-serve restaurants (excluding cafeterias where food is consumed on the premises), drive-in restaurants, and formula restaurants required by contract or other arrangement to offer standardized menus, ingredients, and fast-food preparation.
Fault	A fracture in the earth's crust forming a boundary between rock masses that have shifted.
Feasible	Capable of being done, executed, or managed successfully from the standpoint of the physical and/or financial abilities of the implementer(s).
Feasible, Technically	Capable of being implemented because the industrial, mechanical, or application technology exists.
Field Act	Legislation, passed after a 1933 Long Beach earthquake that collapsed a school, that established more stringent structural requirements and standards for construction of schools than for other buildings.

Finding(s)	The result(s) of an investigation and the basis upon which decisions are made. Findings are used by government agents and bodies to justify action taken by the entity.
Fire Hazard Zone	An area where, due to slope, fuel, weather, or other fire-related conditions, the potential loss of life and property from a fire necessitates special fire protection measures and planning before development occurs.
Fire-resistive	Able to withstand specified temperatures for a certain period of time, such as a one-hour fire wall; not fireproof.
Fiscal Impact Analysis	A projection of the direct public costs and revenues resulting from population or employment change to the local jurisdiction(s) in which the change is taking place. Enables local governments to evaluate relative fiscal merits of general plans, specific plans, or projects.
Fiscal Impact Report (FIR)	A report projecting the public costs and revenues that will result from a proposed program or development. (See "Fiscal Impact Analysis.")
Flood, 100-Year	The magnitude of a flood expected to occur on the average every 100 years, based on historical data. The 100-year flood has a 1/100, or one percent, chance of occurring in any given year and is recognized as a standard for acceptable risk.
Flood Insurance Rate Map (FIRM)	For each community, the official map on which the Federal Insurance Administration has delineated areas of special flood hazard and the risk premium zones applicable to that community.
Flood Plain	The relatively level land area on either side of the banks of a stream regularly subject to flooding. That part of the flood plain subject to a one percent chance of flooding in any given year is designated as an "area of special flood hazard" by the Federal Insurance Administration.
Flood Plain Fringe	All land between the floodway and the upper elevation of the 100-year flood.
Floodway	The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the "base flood" without cumulatively increasing the water surface elevation more than one foot. No development is allowed in floodways.
Floor Area Ratio (FAR)	The gross floor area permitted on a site divided by the total net area of the site, expressed in decimals to one or two places. For example, on a site with 10,000 net sq. ft. of land area, a Floor Area Ratio of 1.0 will allow a maximum of 10,000 gross sq. ft. of building floor area to be built. On the same site, an FAR of 1.5 would allow 15,000 sq. ft. of floor area; an FAR of 2.0 would allow 20,000 sq. ft.; and an FAR of 0.5 would allow only 5,000 sq. ft. Also commonly used in zoning, FARs typically are applied on a parcel-by-parcel basis as opposed to an average FAR for an entire land use or zoning district.
Footprint; Building Footprint	The outline of a building at all of those points where it meets the ground.
Freeway	A high-speed, high-capacity, limited-access transportation facility serving regional and county-wide travel. Such roads are free of tolls, as contrasted with "turnpikes" or other "toll roads" that are now being introduced into Southern California. Freeways generally are used for long trips between major land use generators. At Level of Service "E," they carry approximately

1,875 vehicles per lane per hour, in both directions. Major streets cross at a different grade level.

Friction Factor — Constraint applied in a traffic model to introduce an approximation of conditions that exist on streets in a city or county. These conditions reduce the speed of traffic and the desirability of specific links in the network upon which the traffic model distributes trips. Examples are frequency of low-speed curves, frequency of driveways, narrowness of lanes, and lack of turning lanes at intersections.

Gateway — A point along a roadway entering a city or county at which a motorist gains a sense of having left the environs and of having entered the city or county.

General Plan — A compendium of City policies regarding its long-term development, in the form of maps and accompanying text. The General Plan is a legal document required of each local agency by the State of California Government Code Section 65301 and adopted by the City Council or Board of Supervisors. In California, the General Plan has 7 mandatory elements (Circulation, Conservation, Housing, Land Use, Noise, Open Space, Safety and Seismic Safety) and may include any number of optional elements (such as Air Quality, Economic Development, Hazardous Waste, and Parks and Recreation). The General Plan may also be called a "City Plan," "Comprehensive Plan," or "Master Plan."

Geologic Hazards — Hazards generally divided into two categories: seismically-induced hazards including groundshaking, surface rupture, and seismically-induced ground failure, settlement, landslides and water waves; and geologic hazards not seismically induced such as slope instability, cliff retreat, and non-seismic settlement and landslides.

Geologic Review — The analysis of geologic hazards, including all potential seismic hazards, surface ruptures, liquefaction, landsliding, mudsliding, and the potential for erosion and sedimentation.

Geological — Pertaining to rock or solid matter.

Goal — A general, overall, and ultimate purpose, aim, or end toward which the City or County will direct effort.

Golf Club Drive Area — A 20-acre area below Pogonip and above the Harvey West Industrial park generally defined by Pogonip (to the north and west), Pogonip Creek (to the south), and the Southern Pacific Railroad tracks (to the east).

Grading — Excavating or filling land, or a combination thereof.

Granny Flat — (See "Accessory Dwelling Unit.")

Grasslands — Land reserved for pasturing or mowing, in which grasses are the predominant vegetation. The seeds, leaves and roots of grassland communities are an irreplaceable source of food for birds, mammals, and soil organisms and, except in overgrazed areas, grasses aid in soil and water conservation by retaining water, thereby reducing soil erosion.

Greenhouse Effect — A term used to describe the warming of the Earth's atmosphere due to accumulated carbon dioxide and other gases in the upper atmosphere. These

	gases absorb energy radiated from the Earth's surface, "trapping" it in the same manner as glass in a greenhouse traps heat.
Ground Shaking	Primary cause of damage and injury during earthquakes and can result in building failure and broken gas and other utility lines causing fire and other problems. The intensity and severity of ground shaking is dependent on the earthquake's magnitude, distance from the epicenter, and underlying soil and rock properties.
Groundwater	Water under the earth's surface, often confined to aquifers capable of supplying wells and springs.
Groundwater Recharge	The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water-holding rocks that provide underground storage ("aquifers").
Groundwater Recharge Area	An area which by nature of surface soil and underlying rock type is particularly important for allowing surface water to percolate to underground storage.
Group Quarters Residence	Residence types including orphanages and child treatment centers; facilities for mentally- and physically-handicapped persons; correctional institutions, juvenile institutions, and city and county jails if inmates are sentences for 45 or more days or are unable to meet bail; mental (psychiatric) hospitals; nursing homes and convalescent facilities; retirement facilities: no longer counted as group quarters; college dormitories, fraternities and sororities, not apartments; missions, shelters, convents, monasteries, and rectories; and labor camp group living quarters.
Growth Management	The use by a community of a wide range of techniques in combination to determine the amount, type, and rate of development desired by the community and to channel that growth into designated areas. Growth management policies can be implemented through growth rates, zoning, capital improvement programs, public facilities ordinances, urban limit lines, standards for levels of service, and other programs. (See "Congestion Management Plan.")
Guidelines	General statements of policy direction around which specific details may be later established.
Guideway	A roadway system that guides the vehicles using it as well as supporting them. The "monorail" is one such system. The most familiar and still most used guideway is the railroad. Most guideway transit systems make use of wayside electrical power for propulsion.
Habitat	The physical location or type of environment in which an organism or biological population lives or occurs.
Harvey West	Planning area composed by census tracts 1012 and 1208 and defined by Highway 1 to the south, Highway 17 to the east, the City limits to the north, and UCSC to the west.
Hazardous Material	Any substance that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. The term includes, but is not limited to, hazardous substances and hazardous wastes.

High-Occupancy Structure	All pre-1935 buildings with over 25 occupants, and all pre-1976 buildings with more than 100 occupants.
High Occupancy Vehicle (HOV)	Any vehicle other than a driver-only automobile (*e.g.*, a vanpool, a bus, or two or more persons to a car).
Highway	High-speed, high-capacity, limited-access transportation facility serving regional and county-wide travel. Highways may cross at a different grade level.
Hillsides	Land that has an average percent of slope equal to or exceeding fifteen percent.
Historic; Historical	An historic building or site is one that is noteworthy for its significance in local, state, or national history or culture, its architecture or design, or its works of art, memorabilia, or artifacts.
Historic District	A geographically defined area possessing a significant concentration or continuity of landmarks, improvements, or landscape features united by historic events or by physical development.
Historic Preservation	The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.
Home Occupation	A commercial activity conducted solely by the occupants of a particular dwelling unit in a manner incidental to residential occupancy.
Homeless	Persons and families who lack a fixed, regular, and adequate nighttime residence. Includes those staying in temporary or emergency shelters or who are accommodated with friends or others with the understanding that shelter is being provided as a last resort. California Housing Element law, Section 65583(c)(1) requires all cities and counties to address the housing needs of the homeless. (See "Emergency Shelter" and "Transitional Housing.")
Hotel	A facility in which guest rooms or suites are offered to the general public for lodging with or without meals and for compensation, and where no provision is made for cooking in any individual guest room or suite. (See "Motel.")
Household	All those persons--related or unrelated--who occupy a single housing unit. (See "Family.")
Household, Above-Moderate Income	Those households whose income, with adjustments for household size, is greater than 120% of the Santa Cruz County areawide median income.
Household, Low-Income	These households whose income, with adjustment for household size, is between 50% and 80% of the Santa Cruz County Areawide Median Income.
Household, Moderate Income	Those households whose income, with adjustments for households size, is between 80% and 120% of the Santa Cruz County areawide median income.
Household, Very-Low Income	Those households whose income, with adjustments for household size, is less than 50% of the Santa Cruz County areawide median income.
Householder	The head of a household.
Households, Large	Five or more individuals occupying the same unit.

Households, Number of

The count of all year-round housing units occupied by one or more persons. The concept of *household* is important because the formation of new households generates the demand for housing. Each new household formed creates the need for one additional housing unit or requires that one existing housing unit be shared by two households. Thus, household formation can continue to take place even without an increase in population, thereby increasing the demand for housing.

Households, Single-Parent

Households comprised of one household head, typically female, and children.

Housing and Community Development Department of the State of California (HCD)

The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households.

Housing Authority, Local (LHA)

Local housing agency established in State law, subject to local activation and operation. Originally intended to manage certain federal subsidies, but vested with broad powers to develop and manage other forms of affordable housing.

Housing Element

Article 10.6 of the California Government Code requires each city and county to prepare and maintain a current Housing Element as part of the community's General Plan in order to attain a statewide goal of providing "decent housing and a suitable living environment for every California family." Under State law, Housing Elements must be updated every five years.

Housing and Urban Development, U.S. Department of (HUD)

A cabinet-level department of the federal government that administers housing and community development programs.

Housing Unit

The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. It also is a dwelling that cannot be moved without substantial damage or unreasonable cost. (See "Dwelling Unit," "Family," and "Household.")

Hydrocarbons

A family of compounds containing carbon and hydrogen in various combinations. They are emitted into the atmosphere from manufacturing, storage and handling, or combustion of petroleum products and through natural processes. Certain hydrocarbons interact with nitrogen oxides in the presence of intense sunlight to form photochemical air pollution.

Identity

A consistent quality that makes a city, place, area, or building unique and gives it a distinguishing character.

Image

The mental picture or impression of a city or place taken from memory and held in common by members of the community.

Imageable Paths and Entrances

Heavily-traveled and/or scenic corridors transporting residents and visitors through the community and largely responsible for defining impressions of the City's character and sense of place. Many of these roads and entrances are along the City's major arterial streets, commercial corridors and coastal access routes. (See also "Scenic Corridors".)

Impact

The effect of any direct man-made actions or indirect repercussions of man-made actions on existing physical, social, or economic conditions.

Impact Fee — A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. California Government Code Section 66000 *et seq* specifies that development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a development fee, the public agency must verify its method of calculation and document proper restrictions on use of the fund.

Impervious Surface — Surface through which water cannot penetrate, such as roof, road, sidewalk, and paved parking lot. The amount of impervious surface increases with development and establishes the need for drainage facilities to carry the increased runoff.

Implementation — Actions, procedures, programs, or techniques that carry out policies.

Improvement — The addition of one or more structures or utilities on a parcel of land.

Inclusionary Housing/Zoning — Affordable housing provided/required as part of a large, market-rate housing development project.

Incubator Space — Retail or industrial space that is affordable to new, low-margin businesses.

Industrial — The manufacture, production, and processing of consumer goods. Industrial is often divided into "heavy industrial" uses, such as construction yards, quarrying, and factories; and "light industrial" uses, such as research and development and less intensive warehousing and manufacturing.

Industrial Park; Office Park — A planned assemblage of buildings designed for "Workplace Use." (See "Workplace Use.")

Industry, Basic — The segment of economic activity that brings dollars to a region from other areas. Traditional examples are manufacturing, mining and agriculture. The products of all of these activities are exported (sold) to other regions. The money thus brought into the local economy is used to purchase locally-provided goods and services as well as items that are not available locally and that must be imported from other regions. Other, less traditional examples of basic industry are tourism, higher education, and retirement activities that also bring new money into a region.

Industry, Non-basic — The segment of economic activity that is supported by the circulation of dollars within a region. Examples are the wholesale, retail, and service functions that supply goods and services to local sources of demand such as businesses, public agencies, and households.

Infill Development — Development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.

Infrastructure — Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

In-Lieu Fee — (See "Dedication, In lieu of.")

Integrated Pest Management — A system of controlling insect pests through a combination of techniques, including natural predators and biological controls, use of pest-resistant varieties, modifying environmental conditions, close monitoring of pest levels, and use of chemical pesticides only when needed as part of an overall control strategy.

Inter-agency	Indicates cooperation between or among two or more discrete agencies in regard to a specific program.
Interest, Fee	Entitles a land owner to exercise complete control over use of land, subject only to government land use regulations.
Interest, Less-than-fee	The purchase of interest in land rather than outright ownership; includes the purchase of development rights via conservation, open space, or scenic easements. (See "Development Rights," "Easement, Scenic," "Lease," and "Leasehold Interest.")
Intermittent Stream	A stream that normally flows for at least thirty (30) days after the last major rain of the season and is dry a large part of the year.
Invasive Species	Non-native species disrupting and replacing native species.
Issues	Important unsettled community matters or problems that are identified in a community's general plan and dealt with by the plan's goals, objectives, policies, plan proposals, and implementation programs.
Jobs/Housing Balance; Jobs/Housing Ratio	The availability of affordable housing for employees. The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute.
Joint Powers Authority (JPA)	A legal arrangement that enables two or more units of government to share authority in order to plan and carry out a specific program or set of programs that serves both units.
Known Archaeological Site	Areas containing archaeological resources that are known to exist within the City and that are listed in the inventory of known archaeological sites adopted by resolution of the City Council.
Land Banking	The purchase of land by a local government for use or resale at a later date. "Banked lands" have been used for development of low- and moderate-income housing, expansion of parks, and development of industrial and commercial centers. Federal rail-banking law allows railroads to bank unused rail corridors for future rail use while allowing interim use as trails.
Landmark	Refers to a building, site, object, structure, or significant tree, having historical, architectural, social, or cultural significance and marked for preservation by the local, state, or federal government.
Landscaping	Planting–including trees, shrubs, and ground covers–suitably designed, selected, installed, and maintained as to enhance a site or roadway permanently.
Landslide	A general term for a falling mass of soil or rocks.
Land Use	The occupation or utilization of land or water area for any human activity or any purpose defined in the General Plan.
Land Use Classification	A system for classifying and designating the appropriate use of properties.
Land Use Element	A required element of the General Plan that uses text and maps to designate the future use or reuse of land within a given jurisdiction's planning area. The

land use element serves as a guide to the structuring of zoning and subdivision controls, urban renewal and capital improvements programs, and to official decisions regarding the distribution and intensity of development and the location of public facilities and open space. (See "Mandatory Element.")

Land Use Regulation — A term encompassing the regulation of land in general and often used to mean those regulations incorporated in the General Plan, as distinct from zoning regulations (which are more specific).

L_{dn} — Day-Night Average Sound Level. The A-weighted average sound level for a given area (measured in decibels) during a 24-hour period with a 10 dB weighting applied to night-time sound levels. The Ldn is approximately numerically equal to the CNEL for most environmental settings.

Lease — A contractual agreement by which an owner of real property (the lessor) gives the right of possession to another (a lessee) for a specified period of time (term) and for a specified consideration (rent).

Leasehold Interest — (1) The interest that the lessee has in the value of the lease itself in condemnation award determination. (2) The difference between the total remaining rent under the lease and the rent the lessee would currently pay for similar space for the same time period.

L_{eq} — The energy equivalent level, defined as the average sound level on the basis of sound energy (or sound pressure squared). The L_{eq} is a "dosage" type measure and is the basis for the descriptors used in current standards, such as the 24-hour CNEL used by the State of California.

Level of Service (LOS) — (1) A scale that measures the amount of traffic a roadway may be capable of handling on a roadway or at the intersection of roadways. Levels range from A to F, with A representing the highest level of service, as follows:

Level of Service A Indicates a relatively free flow of traffic, with little or no limitation on vehicle movement or speed.

Level of Service B Describes a steady flow of traffic, with only slight delays in vehicle movement and speed. All queues clear in a single signal cycle.

Level of Service C Denotes a reasonably steady, high-volume flow of traffic, with some limitations on movement and speed, and occasional backups on critical approaches.

Level of Service D Denotes the level where traffic nears an unstable flow. Intersections still function, but short queues develop and cars may have to wait through one cycle during short peaks.

Level of Service E Describes traffic characterized by slow movement and frequent (although momentary) stoppages. This type of congestion is considered severe, but is not uncommon at peak traffic hours, with frequent stopping, long-standing queues, and blocked intersections.

Level of Service F Describes unsatisfactory stop-and-go traffic characterized by "traffic jams" and stoppages of long duration. Vehicles at signalized intersections usually have to wait through one or more signal changes, and "upstream" intersections may be blocked by the long queues.

(2) Some communities in California are developing standards for levels of service relating to municipal functions such as police, fire, and library service. These standards are incorporated in the General Plan or in separate "Level of Service Plans."

Life-cycle Costing — A method of evaluating a capital investment that takes into account the sum total of all costs associated with the investment over the lifetime of the project.

Light (duty) Rail Transit (LRT)

"Street cars" or "trolley cars" that typically operate entirely or substantially in mixed traffic and in non-exclusive, at-grade rights-of-way. Passengers typically board vehicles from the street level (as opposed to a platform that is level with the train) and the driver may collect fares. Vehicles are each electrically self-propelled and usually operate in one or two-car trains.

Limited Habitat

A habitat type that is rare or has been significantly reduced from its historical distribution, either locally or statewide, and is of special importance meeting the general life requirements of many wildlife species. Coastal wetlands, mima mounds, coastal prairie areas, and seabird rookeries and roosting areas are four such habitat areas within the City.

Linkage

With respect to jobs/housing balance, a program designed to offset the impact of employment on housing need within a community, whereby project approval is conditioned on the provision of housing units or the payment of an equivalent in-lieu fee. The linkage program must establish the cause-and-effect relationship between a new commercial or industrial development and the increased demand for housing.

Liquefaction

The transformation of loose water-saturated granular materials (such as sand or silt) from a solid into a liquid state. A type of ground failure that can occur during an earthquake.

Local Agency Formation Commission (LAFCo)

A five-member commission within the county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. The LAFCo is empowered to approve, disapprove, or conditionally approve such proposals. The five LAFCo members include two county supervisors, two city council members, and one member representing the general public.

Local Coastal Program

The City plan consisting of land-use policies and implementation measures to carry out and be in full conformity with the California Coastal Act of 1976. The Local Coastal Program has two (2) components — the Local Coastal Land Use Plan and the Local Coastal Implementation Plan.

Lot of Record

A lot that is part of a recorded subdivision or a parcel of land that has been recorded at the county recorder's office containing property tax records.

Low-Income Housing

Housing affordable by those households whose income, with adjustment for household size, is between 50% and 80% of the Santa Cruz County area-wide median household income.

Lower Eastside

Planning area composed of census tracts 1008 and 1009 and bounded by the Yacht Harbor and Arana Gulch to the east, Soquel Avenue and Water Street to the north, the San Lorenzo River to the west and Monterey Bay to the south.

Lower Westside

Planning area composed by census tracts 1012 and 1011 and defined by Mission Street to the north, the City limits to the west, Monterey Bay to the south and Bay Street to the east.

L_{10}

A statistical descriptor indicating peak noise levels–the sound level exceeded ten percent of the time. It is a commonly used descriptor of community noise, and has been used in Federal Highway Administration standards and the standards of some cities and counties.

Major Development	Residential development of 10 or more units (either single-family or multiple residential) and commercial or industrial development of 10,000 sq. ft. or more.
Maintain, v.	To keep in an existing state. (See "Preserve, v.")
Management/Enhancement Plans	(See "Specific Plans.")
Mandatory Element	A component of the General Plan mandated by State Law. California State law requires that a General Plan include elements dealing with seven subjects--circulation, conservation, housing, land use, noise, open space and safety--and specifies to various degrees the information to be incorporated in each element. (See "Land Use Element.")
Marsh	Any area designated as marsh or swamp on the largest scale United States Geologic Survey topographic map most recently published. A marsh usually is an area periodically or permanently covered with shallow water, either fresh or saline.
May	That which is permissible.
Mean Sea Level	The average altitude of the sea surface for all tidal stages.
Median Strip	The dividing area, either paved or landscaped, between opposing lanes of traffic on a roadway.
Mercalli Intensity Scale	A subjective measure of the observed effects (human reactions, structural damage, geologic effects) of an earthquake. Expressed in Roman numerals from I to XII.
Microclimate	The climate of a small, distinct area, such as a city street or a building's courtyard; can be favorably altered through functional landscaping, architecture, or other design features.
Mima Mounds	A land form of small raised hummocks amidst shallow depressions, usually supporting native grasslands.
Mineral Resource	Land on which known deposits of commercially viable mineral or aggregate deposits exist. This designation is applied to sites determined by the State Division of Mines and Geology as being a resource of regional significance, and is intended to help maintain the quarrying operations and protect them from encroachment of incompatible land uses.
Minimize, v.	To reduce or lessen, but not necessarily to eliminate.
Mining	The act or process of extracting resources, such as coal, oil, or minerals, from the earth.
Minipark	Small neighborhood park of approximately one acre or less.
Ministerial (Administrative) Decision	An action taken by a governmental agency that follows established procedures and rules and does not call for the exercise of judgment in deciding whether to approve a project.

Mitigate, v.	To ameliorate, alleviate, or avoid to the extent reasonably feasible.
Mitigation	Actions taken to eliminate or alleviate environmental impacts identified in the environmental review process established by CEQA.
Mixed-use	Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.
Mobile Home	A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit and that (1) has a minimum of 400 square feet of living space; (2) has a minimum width in excess of 102 inches; (3) is connected to all available permanent utilities; and (4) is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park.
Mode of Travel	The type of transportation used (e.g., automobile, taxi, bus, railroad, bike, walking in making a trip).
Moderate-Income Housing	Housing affordable by those households whose income, with adjustments for household size, is between 80% and 120% of the Santa Cruz County area-wide median household income.
Monterey Bay Complex	A group of faults lying just offshore of Santa Cruz. They are potentially active, and capable of generating a damaging tsunami. Further study of the onshore extensions is necessary to determine, with certainty, the maximum magnitude earthquake. The estimated maximum magnitude is 6.5 with an unknown recurrence interval (possibly less than 100 years).
Mortgage Credit Certificate (MCC) Program	A program to assist moderate-income first-time home buyers by annually providing a 20% federal tax credit against the mortgage interest of the home purchased. The program is operated by the County Housing Authority.
Motel	(1) A hotel for motorists. (2) A facility in which guest rooms or suites are offered to the general public for lodging with or without meals and for compensation, and where guest parking is provided in proximity to guest rooms. Quite often, provision is made for cooking in individual guest rooms or suites. (See "Hotel.")
Multiple Family Building	A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.
Multiplier Effect	The recirculation of money through the economy multiplies its impact on jobs and income. For example, money paid as salaries to industrial and office workers is spent on housing, food, clothes and other locally-available goods and services. This spending creates jobs in housing construction, retail stores (*e.g.*, grocery and drug stores) and professional offices. The wage paid to workers in those industries is again re-spent, creating still more jobs. Overall, one job in basic industry is estimated to create approximately one more job in non-basic industry.
Must	That which is mandatory.

National Ambient Air Quality Standards — The prescribed level of pollutants in the outside air that cannot be exceeded legally during a specified time in a specified geographical area.

National Environmental Policy Act (NEPA) — An act passed in 1974 establishing federal legislation for national environmental policy, a council on environmental quality, and the requirements for environmental impact statements.

National Flood Insurance Program — A federal program that authorizes the sale of federally subsidized flood insurance in communities where such flood insurance is not available privately.

National Historic Preservation Act — A 1966 federal law that established a National Register of Historic Places and the Advisory Council on Historic Preservation, and that authorized grants-in-aid for preserving historic properties.

National Register of Historic Places — The official list, established by the National Historic Preservation Act, of sites, districts, buildings, structures, and objects significant in the nation's history or whose artistic or architectural value is unique.

Native American Cultural Sites — Any mound, midden, cave, place of settlement, burial ground, ceremonial ground, mine, trail, rock art, or other feature or location containing either human remains or artifacts of Native Californians and which are at least 100 years of age.

Natural Areas — Lands which, for reasons of vegetation and wildlife habitat protection, aesthetic and recreational purposes and safety, should remain in an undeveloped state. This includes land with habitat value (such as the ocean, riparian areas and marshes) as well as land vital to soil and water conservation and protection.

Natural State — The condition existing prior to development.

Necessary — Essential or required.

Need — A condition requiring supply or relief. The City or County may act upon findings of need within or on behalf of the community.

Neighborhood Park — City- or County-owned land intended to serve the recreation needs of people living or working within a neighborhood area. They are used for spontaneous recreation and include facilities such as children's play areas, picnic areas, athletic fields and outdoor basketball courts. The City's standard for neighborhood parks is 2.0 acres/1000 people with a service radius of ¾ of a mile (approximately five blocks).

Neighborhood — The neighborhood unit should be the basic building block of the city. The distance from the schools, parks, limited commercial services and other neighborhood serving facilities should be a comfortable walking and biking distance for a school-age child; there would be no through traffic uses.

Net Developable Area — The portion of a parcel which can be used for density calculations. Public or private road rights-of-way and land not developable are not included in the net developable acreage of a parcel.

Nitrogen Oxide(s) — A reddish brown gas that is a byproduct of combustion and ozone formation processes. Often referred to as NOX, this gas gives smog its "dirty air" appearance.

Noise — Any sound that is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. Noise, simply, is "unwanted sound."

Noise Attenuation — Reduction of the level of a noise source using a substance, material, or surface, such as earth berms and/or solid concrete walls.

Noise Contour — A line connecting points of equal noise level as measured on the same scale. Noise levels greater than the 60 Ldn contour (measured in dBA) require noise attenuation in residential development.

Non-attainment — The condition of not achieving a desired or required level of performance. Frequently used in reference to air quality.

Non-conforming Structure — A structure that was lawfully erected prior tot he adoption of the existing Zoning Ordinance, but that, as a result of changes to the Zoning Ordinance, does not conform to standards of coverage, yards, height of structure, or distance between structures prescribed in the regulations for the zoning district in which the structure is located.

Non-conforming Use — A use that was valid when brought into existence, but by subsequent regulation becomes no longer conforming. "Non-conforming use" is a generic term and includes (1) non-conforming structures (by virtue of size, type of construction, location on land, or proximity to other structures), (2) non-conforming use of a conforming building, (3) non-conforming use of a non-conforming building, and (4) non-conforming use of land. Thus, any use lawfully existing on any piece of property that is inconsistent with a new or amended General Plan, and that in turn is a violation of a zoning ordinance amendment subsequently adopted in conformance with the General Plan, will be a non-conforming use. Typically, non-conforming uses are permitted to continue for a designated period of time, subject to certain restrictions.

Non-Renewable Energy — Energy resources which are depleted by use, e.g. oil, natural gas, uranium, coal.

North River Street Area — Area above the Downtown defined generally by Highway 1 (to the north and west), Mission Hill and North Pacific Ave. (to the south), and the San Lorenzo River (to the east).

Objective — A specific statement of desired future condition toward which the City or County will expend effort in the context of striving to achieve a broader goal. An objective should be achievable and, where possible, should be measurable and time-specific. The State Government Code (Section 65302) requires that general plans spell out the "objectives," principles, standards, and proposals of the general plan. "The addition of 100 units of affordable housing by 1995" is an example of an objective.

Occupancy Permit — A required permit allowing non-residential occupancy of a building or structure after it has been determined that conformance with all conditions of approval and applicable ordinances have been achieved.

Off Peak/Season Tourism — Generally defined as Sunday through Thursday and November to March.

Office Park — (See "Industrial Park.")

Office Use	The use of land by general business offices, medical and professional offices, administrative or headquarters offices for large wholesaling or manufacturing operations, and research and development.
Official County Scenic Highway	A segment of state highway identified in the Master Plan of State Highways Eligible for Official Scenic Highway Designation and designated by the Director of the Department of Transportation (Caltrans).
Open Space Easement	A contract between a landowner and city to restrict the development of land in return for a property tax reduction or stabilization; the minimum term of the contract is 10 years. In general, the amount of tax reduction is proportional to the use forfeited; that is, the current use of the land and future restrictions are weighed against the potential as shown on the general plan.
Open Space Lands	Any parcel or area of land or water that is essentially unimproved and devoted to an open space use for the purposes of (1) the preservation of natural resources, (2) the managed production of resources, (3) outdoor recreation, or (4) public health and safety.
Ordinance	A law or regulation set forth and adopted by a governmental authority, usually a city or county.
Outdoor Advertising Structure	Any device used or intended to direct attention to a business, profession, commodity, service, or entertainment conducted, sold, or offered elsewhere than upon the lot where such device is located.
Outdoor Recreation Use	A privately or publicly owned or operated use providing facilities for outdoor recreation activities.
Overlay	A land use designation on the Land Use Map, or a zoning designation on a zoning map, that modifies the basic underlying designation in some specific manner.
Overcrowding	Defined by the U.S. Census, occupancy by over one person per room (excluding kitchens and bathrooms).
Ozone	A tri-atomic form of oxygen (O_3) created naturally in the upper atmosphere by a photochemical reaction with solar ultraviolet radiation. In the lower atmosphere, ozone is a recognized air pollutant that is not emitted directly into the environment, but is formed by complex chemical reactions between oxides of nitrogen and reactive organic compounds in the presence of sunlight, and becomes a major agent in the formation of smog.
Paleontological	Relating to science forms (fossils of animals and plants) of life existing in former geologic periods.
Para-transit	Refers to transportation services and that operate vehicles, such as buses, jitneys, taxis, and vans for senior citizens, and/or mobility-impaired.
Parcel	A lot, or contiguous group of lots, in single ownership or under single control, usually considered a unit for purposes of development.
Park Dedication In-Lieu Fee	A fee paid by builders of new dwelling units in lieu (instead) of providing the amount of park land needed (according to parks and recreation standards) by the future residents of the dwelling units.

Parking, Shared — A public or private parking area used jointly by two or more uses.

Parking Area, Public — An open area, excluding a street or other public way, used for the parking of automobiles and available to the public, whether for free or for compensation.

Parking Management — An evolving TDM technique designed to obtain maximum utilization from a limited number of parking spaces. Can involve pricing and preferential treatment for HOVs, non-peak period users, and short-term users. (See "High Occupancy Vehicle" and "Transportation Demand Management.")

Parking Ratio — The number of parking spaces provided per 1,000 square of floor area, *e.g.*, 2:1 or "two per thousand."

Parking Space, Compact — A parking space (usually 7.5 feet wide by 16 feet long when perpendicular to a driveway or aisle) permitted in some localities on the assumption that many modern cars are significantly smaller, and require less room, than a standard automobile. A standard parking space, when perpendicular to a driveway or aisle, is usually 8.5 feet wide by 18 feet long.

Parks — Open space lands whose primary purpose is recreation. (See "Natural Area," "Community Park," and "Neighborhood Park.")

Payback Period — The number of years required to accumulate savings or profit equal to the value of a proposed investment.

Peak Hour/Peak Period — For any given roadway, a daily period during which traffic volume is highest, usually occurring in the morning and evening commute periods. Where "F" Levels of Service are encountered, the "peak hour" may stretch into a "peak period" of several hours' duration.

Peak-Hour Volumes — Total number of cars passing over a roadway segment during the peak hour of the morning (7:30 am to 8:30 am) and afternoon (4:30 pm to 5:30 pm).

Perennial Stream — A stream that normally flows throughout the year.

Performance Standards — Zoning regulations that permit uses based on a particular set of standards of operation rather than on particular type of use. Performance standards provide specific criteria limiting noise, air pollution, emissions, odors, vibration, dust, dirt, glare, heat, fire hazards, wastes, traffic impacts, and visual impact of a use.

Personal Services — Services of a personal convenience nature, as opposed to products that are sold to individual consumers, as contrasted with companies. Personal services include barber and beauty shops, shoe and luggage repair, fortune tellers, photographers, laundry and cleaning services and pick-up stations, copying, repair and fitting of clothes, and similar services.

Physical Diversity — A quality of a site, city, or region in which are found a variety of architectural styles, natural landscapes, and/or land uses.

Plan Line — A precise line that establishes future rights-of-way along any portion of an existing or proposed street or highway and that is depicted on a map showing the streets and lot line or lines and the proposed right-of-way lines, and the distance thereof from the established centerline of the street or highway, or from existing or established property lines.

Planned Community — A large-scale development whose essential features are a definable boundary; a consistent, but not necessarily uniform, character; overall control during the development process by a single development entity; private ownership of recreation amenities; and enforcement of covenants, conditions, and restrictions by a master community association.

Planned Unit Development (PUD) — A description of a proposed unified development, consisting at a minimum of a map and adopted ordinance setting forth the regulations governing, and the location and phasing of all proposed uses and improvements to be included in the development.

Planning and Research, Office of (OPR) — A governmental division of the State of California that has among its responsibilities the preparation of a set of guidelines for use by local jurisdictions in drafting General Plans.

Planning Areas — Geographic subareas of the City used for the planning and delivery of parks, recreation, and other human services based on an assessment of the service needs of the population in that subarea. The City's planning areas are: UCSC, Upper Westside, Lower Westside, Central Core, Harvey West, Upper Eastside, and Lower Eastside.

Planning Commission — A body of seven members, created by the City to develop and maintain the General Plan, to review the Planning Department work program, and to review the City's Capital Improvements Program. The Commission also conducts public hearings or applications for rezoning, subdivisions and other development projects.

Policy — A specific statement of principle or of guiding actions that implies clear commitment and is the general direction that a governmental agency sets to follow, in order to meet its goals and objectives before undertaking an action program. (See "Program.")

Pollutant — Any introduced gas, liquid, or solid that makes a resource unfit for its normal or usual purpose

Pollution — The presence of matter or energy whose nature, location, or quantity produces undesired environmental effects.

Pollution, Non-Point — Sources for pollution that are less definable and usually cover broad areas of land, such as agricultural land with fertilizers that are carried from the land by runoff, or automobiles.

Pollution, Point — In reference to water quality, a discrete source from which pollution is generated before it enters receiving waters, such as a sewer outfall, a smokestack, or an industrial waste pipe.

Poverty Level — As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Preserve, n. — An area in which beneficial uses in their present condition are protected; for example, a nature preserve or an agricultural preserve. (See "Agricultural Preserve" and Protect.")

Preserve, v.	To keep safe from destruction or decay; to maintain or keep intact. (See "Maintain.")
Prime Farmland	Land that has the best combination of physical and chemical characteristics for the production of crops. It has the soil quality, growing season and moisture supply needed to produce sustained high yields of crops when treated and managed and has been used for the production of irrigated crops in the past four years.
Principle	An assumption, fundamental rule, or doctrine that will guide general plan policies, proposals, standards, and implementation measures. The State Government Code (Section 65302) requires that general plans spell out the objectives, "principles," standards, and proposals of the general plan. "Adjacent land uses should be compatible with one another" is an example of a principle.
Professional Offices	A use providing professional or consulting services in the fields of law, medicine, architecture, design, engineering, accounting, and similar professions, but not including financial institutions or real estate or insurance offices.
Program	An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who," "how" and "when" for carrying out the "what" and "where" of goals and objectives.
Pro Rata	Refers to the proportionate distribution of the cost of something to something else or to some group, such as the cost of infrastructure improvements associated with new development apportioned to the users of the infrastructure on the basis of projected use.
Protect, v.	To maintain and preserve beneficial uses in their present condition as nearly as possible. (See "Enhance.")
Public and Quasi-public Facilities	Institutional, academic, governmental and community service uses, either publicly owned or operated by non-profit organizations.
Rare or Endangered Species	A species of animal or plant listed in: Sections 670.2 or 670.5, Title 14, California Administrative Code; or Title 50, Code of Federal Regulations, Section 17.11 or Section 17.2, pursuant to the Federal Endangered Species Act designating species as rare, threatened, or endangered.
Rare/Unique Species	A biotic resource whose presence is unusual and of special interest due to extremities of range, special soil types, or unusual associations with other species.
Recognize, v.	To officially (or by official action) identify or perceive a given situation.
Recreation, Active	A type of recreation or activity that requires the use of organized play areas including, but not limited to, softball, baseball, football and soccer fields, tennis and basketball courts and various forms of children's play equipment.
Recreation, Passive	Type of recreation or activity that does not require the use of organized play areas but may include hiking, bicycling, and horse trails.
Recycle, v.	The process of extraction and reuse of materials from waste products.

Recycling Collection Facility	A facility designed to accept recyclable materials such as aluminum, glass, plastic, or paper intended for remanufacture or clothing and household goods intended for redistribution or sale. Such facilities may take the form of mobile or stationary units or reverse vending machines.
Redevelop, v.	To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.
Regional	Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.
Regional Housing Needs /Fair-Share Housing	Housing law requires every region and city to analyze regional shares of statewide housing, local population and employment trends and then identify adequate sites and make provision for meeting housing needs, in terms of land-use designations and policies serving all income levels.
Regional Housing Needs Plan	A quantification by a COG or by HCD of existing and projected housing need, by household income group, for all localities within a region.
Regional Park	A park typically 150-500 acres in size focusing on activities and natural features not included in most other types of parks and often based on a specific scenic or recreational opportunity. The national standard for regional parks is 20 acres/1000 people.
Regulation	A rule or order prescribed for managing government.
Rehabilitation	The repair, preservation, and/or improvement of substandard housing.
Renewable Energy	Energy sources that are not depleted by use and are available as natural flows of energy and materials in the environment, e.g., solar, wind, falling water, plant matter, by-products of human activities.
Research and Development Use	A use engaged in study, testing, design, analysis, and experimental development of products, processes, or services.
Residential	Land designated in the City or County General Plan and zoning ordinance for buildings consisting only of dwelling units. May be improved, vacant, or unimproved. (See "Dwelling Unit.")
Residential Density	A computation expressing the number of dwelling units per acre, based on the net lot area, where acreage excluded includes nondevelopable land (e.g., land with greater than 30% slopes) and land dedicated to streets and alleys.
Residential, Multiple Family	Usually three or more dwelling units on a single site, which may be in the same or separate buildings.
Residential, Single-family	A single dwelling unit on a building site.
Resources, Non-renewable	Refers to natural resources, such as fossil fuels and natural gas, which, once used, cannot be replaced and used again.
Response Time	Length of time between the departure of ground fire or police vehicles from the station to their arrival at the scene of a fire, crime or accident.

Restaurant, Fast-food	An establishment whose principal business is the sale of food for consumption either in or off premises; where orders are served at a counter and where food is frequently served in disposable packaging.
Restore, v.	To renew, rebuild, or reconstruct to a former state.
Restrict, v.	To check, bound, or decrease the range, scope, or incidence of a particular condition.
Retention Basin/Retention Pond	(See "Detention Basin/Detention Pond.")
Retrofit, v.	To add materials and/or devices to an existing building or system to improve its operation or efficiency.
Reverse Annuity Mortgages	A home financing mechanism that enables a homeowner who a senior citizen to release equity from his or her home. The senior receives periodic payments that can be put to immediate use. Loans are fixed term and are paid when the house is sold or when the term expires.
Rezoning	An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.
Richter Scale	A measure of the size or energy release of an earthquake at its source. The scale is logarithmic; the wave amplitude of each number on the scale is 10 times greater than that of the previous whole number.
Rideshare	A travel mode other than driving alone, such as buses, rail transit, carpools, and vanpools.
Ridgeline	A line connecting the highest points along a ridge and separating drainage basins or small-scale drainage systems from one another.
Right-of-way	A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways, railroads, and utility lines.
Riparian Lands	Riparian lands are comprised of the vegetative and wildlife areas adjacent to perennial and intermittent streams. Riparian areas are delineated by the existence of plant species normally found near freshwater. Those plant species that typically occur in wet areas along streams or marshes typically include: Black Cottonwood, Red Alder, White Alder, Sycamore, Box Elder, Creek Dogwood and Willow.
Riprap; Riprapping	Cobbles, rock, concrete pieces or other non-vegetative debris used to protect streambanks against erosion. The placement of riprap on streambanks.
Risk	The danger or degree of hazard or potential loss.
Road Improvements	Any type of road project that is not a traffic operations improvement (traffic signal optimization, restricting parking hours) and is not a full scale road widening/expansion project. Road improvements are smaller-scale capacity improvements that occur in existing right-of-ways and include reconfiguring intersections, removal of parking and addition of a new travel lane, left- and right-turn lanes, and some minor right-of-way acquisitions.

Runoff — That portion of rain or snow that does not percolate into the ground and is discharged into streams instead.

Saltwater Intrusion — The induced movement of ocean water into coastal aquifers that have been depleted of fresh water generally due to over-drafting (excessive withdrawal from wells) and/or reduction of recharge.

San Andreas fault system — Runs 6-10 miles east of the City and is a dominant seismic feature encompassing most of the fault zones in the County. Activity varies along different segments of the fault, and, until 1989, very little movement had been recorded from Santa Cruz County northward since the 1906 earthquake. The maximum predicted earthquake magnitude on the San Andreas is 8.5 on the Richter Scale, with a recurrence interval of 100-1,000 years. Although the section of the San Andreas fault zone that slipped in the 1989 earthquake is not expected to generate another major quake for many years, the 1989 event has not reduced the potential for large earthquakes along other fault segments in the San Francisco Bay area.

San Gregorio Fault — A major branch of the San Andreas, lies just offshore of Santa Cruz. It is active and capable of generating earthquakes of magnitude 7.2 to 8.5. The potential for surface rupture as a result of an earthquake along this fault is moderate to high, as is the threat of tsunamis.

Sanitary Sewer — A system of subterranean conduits that carries refuse liquids or waste matter to a plant where the sewage is treated, as contrasted with storm drainage systems (that carry surface water) and septic tanks or leech fields (that hold refuse liquids and waste matter on-site). (See "Combined Sewer" and "Septic System.")

Scenic Corridor — A transportation corridor that, in addition to its transportation function, provides opportunities for the enjoyment of natural and man-made scenic resources and access or direct views to areas or scenes of exceptional beauty or historic or cultural interest. The aesthetic values of scenic routes often are protected and enhanced by regulations governing the development of property or the placement of outdoor advertising. Until the mid-1980s, general plans in California were required to include a Scenic Highways element.

School District Lands — Properties owned by public school districts and used for educational, recreational, and administrative purposes.

Section 8 Rental Assistance Program — A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30 percent of the household's adjusted gross monthly income (GMI). "Section 8" includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Seiche — An earthquake-generated wave in an enclosed body of water such as a lake, reservoir, or bay. They can also be generated by winds, currents or tides.

Seismic — Caused by or subject to earthquakes or earth vibrations.

Seniors (Elderly) — Persons age 62 and older.

Sensitive Species	Those species which rely on specific habitat conditions that are limited in abundance, restricted in distribution or are particularly sensitive to development. Sensitive species in the City include the Monarch Butterfly, Black Swift and Pigeon Guillemot.
Septic System	A sewage-treatment system that includes a settling tank through which liquid sewage flows and in which solid sewage settles and is decomposed by bacteria in the absence of oxygen. Septic systems are often used for individual-home waste disposal where an urban sewer system is not available. (See "Sanitary Sewer.")
Setback	The horizontal distance between the property line and any structure.
Settlement	(1) The drop in elevation of a ground surface caused by settling or compacting. (2) The gradual downward movement of an engineered structure due to compaction. *Differential* settlement is uneven settlement, where one part of a structure settles more or at a different rate than another part.
Shall	That which is obligatory or necessary.
Shared Living	The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by Section 1566.3 of the California Health and Safety Code.
Shoppers Goods	Another name for comparison goods.
Shopping Center	A group of commercial establishments, planned, developed, owned, or managed as a unit, with common off-street parking provided on the site.
Should	Signifies a directive to be honored if at all possible.
Sign	Any representation (written or pictorial) used to convey information, or to identify, announce, or otherwise direct attention to a business, profession, commodity, service, or entertainment, and placed on, suspended from, or in any way attached to, any structure, vehicle, or feature of the natural or manmade landscape. A short-term sign is a sign displayed for less then 30 days, including portable shielded arc type search lights.
Signal Preemption	A system used by emergency vehicles, public transit vehicles and/or trains to change signal phasing from red to green assigning immediate right-of-way for a specific purpose.
Significant Effect	A beneficial or detrimental impact on the environment. May include, but is not limited to, significant changes in an area's air, water, and land resources.
Siltation	(1) The accumulating deposition of eroded material. (2) The gradual filling in of streams and other bodies of water with sand, silt, and clay.
Single-family Dwelling, Attached	A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See "Townhouse.")
Single-family Dwelling, Detached	A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See "Family.")

Single-Room Occupancy (SRO)

A single room, separately rented or leased, that is exempt from the Santa Cruz transient Occupancy Tax. A proposed new SRO living unit shall have a minimum of one hundred fifty (150) square feet of floor area if designed for occupancy by one (1) person and two hundred twenty (220) square feet if designed for occupancy by two (2) persons. At least thirty-five (35) square feet of usable open space shall be provided, of which at least fifty percent (50%) shall be interior common space. An SRO project of sixteen (16) or more units shall provide twenty-four (24) hour on-site management, and include a dwelling unit designated for them manager.

Site

A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot.

Slope

Land gradient described as the vertical rise divided by the horizontal run, and expressed in percent.

Soil

The unconsolidated material on the immediate surface of the earth created by natural forces that serves as natural medium for growing land plants. Soil is a natural resource contributing to the viability of agriculture and grazing, natural habitats, and the recharge of groundwater.

Solar Access

The provision of direct sunlight to an area specified for solar energy collection when the sun's azimuth is within 45 degrees of true south.

Solar System, Active

A system using a mechanical device, such as a pump or a fan, and energy in addition to solar energy to transport a conductive medium (air or water) between a solar collector and the interior of a building for the purpose of heating or cooling.

Solar System, Passive

A system that uses direct heat transfer from thermal mass instead of mechanical power to distribute collected heat. Passive systems rely on building design and materials to collect and store heat and to create natural ventilation for cooling.

Solid Waste

General category that includes organic wastes, paper products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes, and wood. Organic wastes and paper products comprise about 75 percent of typical urban solid waste.

South-of-Laurel Area

Area between the Downtown and Beach Area defined generally by the San Lorenzo River (to the east), Beach Hill and West Cliff Drive (to the south), Chestnut Street (to the west), and Laurel Street (to the north).

Specific Plan

Under Article 8 of the Government Code (Section 65450 *et seq*), a legal tool for detailed design and implementation of a defined portion of the area covered by a General Plan. A specific plan may include all detailed regulations, conditions, programs, and/or proposed legislation that may be necessary or convenient for the systematic implementation of any General Plan element(s).

Speed, Average

The sum of the speeds of the cars observed divided by the number of cars observed.

Speed, Critical

The speed that is not exceeded by 85 percent of the cars observed.

Sphere of Influence

The probable ultimate physical boundaries and service area of a local agency (city or district) as determined by the Local Agency Formation Commission (LAFCo) of the County.

Standards

(1) A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. The State Government Code (Section 65302) requires that general plans spell out the objectives, principles, "standards," and proposals of the general plan. Examples of standards might include the number of acres of park land per 1,000 population that the community will attempt to acquire and improve, or the "traffic Level of Service" (LOS) that the plan hopes to attain. (2) Requirements in a zoning ordinance that govern building and development as distinguished from use restrictions–for example, site-design regulations such as lot area, height limit, frontage, landscaping, and floor area ratio.

Storm Runoff

Surplus surface water generated by rainfall that does not seep into the earth but flows overland to flowing or stagnant bodies of water.

Story

That portion of a building included between the upper surface of any floor and the upper surface of the floor next above; except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above unless that portion of a building is a half-story. If the finished floor level directly above a basement is more than six (6) feet above grade, as defined by the Zoning Ordinance, for more than fifty percent (50%) of the total perimeter or is more than twelve (12) feet above grade, as defined herein, at any point, such basement shall be considered a story.

Story, first

The lowest story in a building which qualifies as a story, except that a floor level in a building having only one (1) floor level shall be classified as a first story, provided such floor level is not more than four (4) feet below grade, as defined in the Zoning Ordinance, for more.

Story, half

A partial story under a gable, hip or gambrel roof, of which the wall plates of two (2) opposite exterior walls are not more than four (4) feet above the floor.

Stratospheric Ozone

A naturally occurring ozone layer generally existing at altitudes from about five to 30 miles above the earth. This ozone layer absorbs ultraviolet radiation and in so doing protects life at and near the earth's surface. The absorption of radiation in this layer induces temperature warming.

Stream Rehabilitation

The improvement of a natural watercourse by the use of erosion control technology, revegetation, vegetation management and/or selective channel clearing with the objective to conserve and manage a natural waterway and riparian system.

Stream Restoration

The unearthing of a culverted stream or natural watercourse and the design of a new open channel to re-create the original stream channel and environment.

Street Furniture

Those features associated with a street that are intended to enhance that street's physical character and use by pedestrians, such as benches, trash receptacles, kiosks, lights, newspaper racks.

Street Tree Plans

Comprehensive plans for all trees on public streets that sets goals for solar access, and standards for species selection, maintenance, and replacement

criteria, and for planting trees in patterns that will define neighborhood character while avoiding monotony or maintenance problems.

Streets, Local — Streets that provide access to property abutting the public right of way.

Streets, Major — The transportation network that includes a hierarchy of freeways, arterials, and collectors to service through traffic.

Streets, Through — Streets that extend continuously between other major streets in the community.

Strip Commercial Development — An area consisting of a ribbon of commercial uses fronting both sides of an arterial roadway and extending inward for parcel depth. It is usually characterized by an assortment of gas stations, drive-in and fast-food restaurants, motels, tourist shops,a nd some automobile sales and service operations.

Structure — Anything constructed or erected that requires location on the ground (excluding swimming pools, fences, and walls used as fences) but limited to any building, pipe, road, flume, conduit, siphon, aqueduct, telephone line, and electrical power and transmission and distribution line.

Subdivision — The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed. "Subdivision" includes a condominium project as defined in Section 1350 of the California Civil Code and a community apartment project as defined in Section 11004 of the Business and Professions Code.

Subdivision Map Act — Division 2 (Sections 66410 *et seq*) of the California Government code, this act vests in local legislative bodies the regulation and control of the design and improvement of subdivisions, including the requirement for tentative and final maps. (See "Subdivision.")

Subsidence — The gradual settling or sinking of an area with little or no horizontal motion. (See "Settlement.")

Subsidize — To assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing — Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Substantial — Considerable in importance, value, degree, or amount.

Surface Water — Water contained in an ocean, river, stream, lake, pond, lagoon or impoundment reservoir.

Sustainable Development — Development that meets the needs of the present without compromising the ability of future generations to meet their own needs and requires that societies meet human needs by increasing productive potential, ensuring equitable opportunities for all, and pursuing demographic development in a manner that is in harmony with the changing productive potential of the ecosystem.

Tenure — Status of dwelling units as either owner- or renter-occupied, usually associated with a particular type of housing unit.

Topography — Configuration of a surface, including its relief and the position of natural and man-made features.

Tourism — The business of providing services for persons traveling for pleasure, tourism contributes to the vitality of the community by providing revenue to local business. Tourism can be measured through changes in the transient occupancy tax, or restaurant sales.

Townhouse; Townhome — A one-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common and fire-resistant walls. Townhouses usually have separate utilities; however, in some condominium situations, common areas are serviced by utilities purchased by a homeowners association on behalf of all townhouse members of the association. (See "Condominium.")

Traffic Model — A mathematical representation of traffic movement within an area or region based on observed relationships between the kind and intensity of development in specific areas. Many traffic models operate on the theory that trips are produced by persons living in residential areas and are attracted by various non-residential land uses. (See "Trip.")

Traffic Operations Improvements — Utilized in lieu of or in combination with road projects to improve traffic flow and reduce congestion. Improvements include traffic channelization, one-way streets, progressive signal timing, removal of on-street parking, double parking restriction, improved signing, provision of adequate bus turnouts, restriction of on-street parking during certain hours and prohibition of left turns.

Transfer of Development Rights — The conveyance of development rights by deed, easement, or other legal instrument authorized by local law to another parcel of land and the recording of that conveyance.

Transit-dependent — Refers to persons unable to operate automobiles or other motorized vehicles, or those who do not own motorized vehicles. Transit-dependent citizens must rely on transit, para-transit, or owners of private vehicles for transportation. Transit-dependent citizens include the young, the handicapped, the elderly, the poor, and those with prior violations in motor vehicle laws.

Transit, Public — A system of regularly-scheduled buses and/or trains available to the public on a fee-per-ride basis. Also called "Mass Transit."

Transitional Housing — Shelter provided to the homeless for an extended period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (See "Homeless" and "Emergency Shelter.")

Transportation Demand Management (TDM) — A strategy for reducing demand on the road system by reducing the number of vehicles using the roadways and/or increasing the number of persons per vehicle. TDM attempts to reduce the number of persons who drive alone on the roadway during the commute period and to increase the number in carpools, vanpools, buses and trains, walking, and biking. TDM can be an element of TSM (see below).

Transportation Systems Management (TSM)	A comprehensive strategy developed to address the problems caused by additional development, increasing trips, and a shortfall in transportation capacity. Transportation Systems Management focuses on more efficiently utilizing existing highway and transit systems rather than expanding them and include TDM measures and traffic operations improvements. TSM measures are characterized by their low cost and quick implementation time frame, such as computerized traffic signals, metered freeway ramps, and one-way streets.
Trees, Heritage	Any tree with a trunk 50 inches or more in circumference (16 or more inches in diameter) measured at 24 inches above natural grade.
Trees, Street	Trees strategically planted--usually in parkway strips, medians, or along streets--to enhance the visual quality of a street.
Trip	A one-way journey that proceeds from an origin to a destination via a single mode of transportation; the smallest unit of movement considered in transportation studies. Each trip has one "production end," (or origin--often from home, but not always), and one "attraction end," (destination). (See "Traffic Model.")
Trip Generation	The dynamics that account for people making trips in automobiles or by means of public transportation. Trip generation is the basis for estimating the level of use for a transportation system and the impact of additional development or transportation facilities on an existing, local transportation system. Trip generations of households are correlated with destinations that attract household members for specific purposes.
Trip Reduction Ordinances (TRO)	Ordinances aimed at encouraging employers and property owners to provide incentives to their employees to change their commute mode to work from driving along to ridesharing, walking, biking or taking mass transit.
Truck Route	A path of circulation required for all vehicles exceeding set weight or axle limits, a truck route follows major arterials through commercial or industrial areas and avoids sensitive areas.
Tsunami	A large ocean wave generated by an earthquake, vertical sea floor faulting, submarine volcanic eruptions or landslides, in or near the ocean.
Undevelopable	Specific areas where topographic, geologic, and/or surficial soil conditions indicate a significant danger to future occupants and a liability to the City or County are designated as "undevelopable" by the City or County.
Undue	Improper, or more than necessary.
Uniform Building Code (UBC)	A national, standard building code that sets forth minimum standards for construction.
Uniform Housing Code (UHC)	State housing regulations governing the condition of habitable structures with regard to health and safety standards, and which provide for the conservation and rehabilitation of housing in accordance with the Uniform Building Code (UBC).
Unique Farmland	Land that does not meet the criteria for prime farmland or farmland of statewide importance, that has been used for the production of specific high economic value crops at some time during the past 4 years.

Upper Eastside	Planning area composed of census tracts 1001, 1002 and 1212 and defined by City limits to the north, Highway 17 and the San Lorenzo River to the west, Water Street and Soquel Avenue to the south, and the City limits to the east.
Upper Westside	Planning area composed of census tracts 1003, 1005 and 1006 and defined by UCSC to the north, the City limits to the west, Mission Street to the south and Harvey West Park area to the east.
Urban Design	The attempt to give form, in terms of both beauty and function, to selected urban areas or to whole cities. Urban design is concerned with the location, mass, and design of various urban components and combines elements of urban planning, architecture, and landscape architecture.
Urban Limit Line	A boundary, sometimes parcel-specific, located to mark the outer limit beyond which urban development will not be allowed. It has the aim of discouraging urban sprawl by containing urban development during a specified period, and its location may be modified over time.
Urban Open Space	The absence of buildings or development, usually in well-defined volumes, within an urban environment. Also called plazas and promenades.
Urban Sprawl	Haphazard growth or outward extension of a city resulting from uncontrolled or poorly managed development.
Use	The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged in accordance with the City or County zoning ordinance and General Plan land use designations.
Use, Increase in Intensity	Any expansion of floor area, addition of dwelling unit(s), or addition of bedrooms that result in an increased parking requirement.
Use Permit	The discretionary and conditional review of an activity or function or operation on a site or in a building or facility.
Utility Corridors	Rights-of-way or easements for utility lines on either publicly or privately owned property. (See "Right-of-way" or "Easement.")
Vacancy Rate	Percentage of dwelling units that are vacant and for sale or rent at any given time.
Vacant/Undeveloped Lands	Lands or buildings that are not actively used for any purpose.
Variance	A departure from any provision of the zoning requirements for a specific parcel, except use, without changing the zoning ordinance or the underlying zoning of the parcel. A variance usually is granted only upon demonstration of hardship based on the peculiarity of the property in relation to other properties in the same zone district.
Vehicle Miles Traveled (VMT)	A key measure of overall street and highway use. Reducing VMT is often a major objective in efforts to reduce vehicular congestion and achieve regional air quality goals.

Very-Low-Income Housing — Housing affordable by those households whose income, with adjustment for household size, is less than 50% of the Santa Cruz County area-wide median household income.

View Corridor — The line of sight–identified as to height, width, and distance–of an observer looking toward an object of significance to the community (*e.g.*, ridgeline, river, historic building, etc.); the route that directs the viewers attention.

Viewshed — The area within view from a defined observation point.

Visitor/Coastal Access Routes — Routes intended to be inviting to visitors and to provide convenient, clear access into and out of visitor and coastal destinations.

Volume-to-Capacity Ratio — A measure of the operating capacity of a roadway or intersection, in terms of the number of vehicles passing through, divided by the number of vehicles that theoretically could pass through when the roadway or intersection is operating at its designed capacity. Abbreviated as "v/c." At a v/c ratio of 1.0, the roadway or intersection is operating at capacity. If the ratio is less than 1.0, the traffic facility has additional capacity. Although ratios slightly greater than 1.0 are possible, it is more likely that the peak hour will elongate into a "peak period." (See "Peak Hour" and "Level of Service.")

Warehousing Use — A use engaged in storage, wholesale, and distribution of manufactured products, supplies, and equipment, excluding bulk storage of materials that are inflammable or explosive or that present hazards or conditions commonly recognized as offensive.

Wastewater Irrigation — The process by which wastewater that has undergone primary treatment is used to irrigate land.

Water Rights — A legal right to use surface water. This may be a common law riparian right wherein a property owner is entitled to use of water which touches his/her property or may be an appropriative right granted by the State Water Resource Control Board. Water rights specify the amount of water than can be used and may include such conditions as maintenance of a minimum downstream flow.

Water Supply Watershed — All of the land area that contributes surface runoff to an existing or proposed reservoir or intake used for water supply. This includes everything upstream of that point.

Watercourse; Waterway — Natural or once natural flowing (perennially or intermittently) water including rivers, streams, and creeks. Includes natural waterways that have been channelized, but does not include manmade channels, ditches, and underground drainage and sewage systems.

Waterfront Land — Any lot above "mean higher high water" as defined by the U.S. Coast and Geodetic Survey, and having frontage directly upon the shoreline as defined herein.

Watershed — The total area above a given point on a watercourse that contributes water to its flow; the entire region drained by a waterway or watercourse that drains into a lake, or reservoir.

Westside Lands — 72-acre area near the western edge of the City consisting of the Terrace Point (61 acres) and the Swenson parcel (11 acres) bounded by the ocean (to the

south), DeAnza Mobile Home Park and Antonelli Pond (to the east), the Southern Pacific Railroad tracks (to the north), and City limits and Long Marine Lab (to the west).

Wetlands Transitional areas between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is covered by shallow water periodically or permanently. Wetlands are identified by the presence of at least one of three criteria: hydrology (periodically inundated or saturated), vegetation (at least seasonal domination of hydrophytes), or soils (hydric soils). The City's definition of wetlands includes estuaries, lagoons, inlets and ponds along with their associated marshes and tideflats.

Wildlife Corridor Linear spaces that connect the various areas of an animal's habitat; links between feeding, watering, resting and breeding places.

Williamson Act Known formally as the *California Land Conservation Act of 1965*, it was designed as an incentive to retain prime agricultural land and open space in agricultural use, thereby slowing its conversion to urban and suburban development. The program entails a 10-year contract between the City or County and an owner of land whereby the land is taxed on the basis of its agricultural use rather than the market value. The land becomes subject to certain enforceable restrictions, and certain conditions need to be met prior to approval of an agreement.

Workplace Use The combination of a variety of businesses, from office to research and development to light industry to warehousing, located in structures built with open floor plans, so as to leave most interior improvements to the tenants to design to their needs. (See also "Industrial Park.")

Zayante Fault Parallels the San Andreas to the southwest and is potentially active. It has exhibited both horizontal and vertical movement, and evidence seems to indicate recent activity. The Zayante is capable of generating a major earthquake of magnitude 7.4 although the recurrence interval is unknown. Estimates range from 100 to a maximum of l0,000 years. Moderate potential for surface rupture exists along portions of the fault although there is still insufficient data on other segments.

Zero Lot Line A detached single family unit distinguished by the location of one exterior wall on a side property line.

Zone, Combining A special purpose zone that is superimposed over the regular zoning map. Combining zones are used for a variety of purposes, such as airport compatibility, flood plain or wetlands protection, historic designation, or special parking regulations. Also called "overlay zone."

Zone, Interim A zoning designation that temporarily reduces or freezes allowable development in an area until a permanent classification can be fixed; generally assigned during General Plan preparation to provide a basis for permanent zoning.

Zone, Traffic In a mathematical traffic model the area to be studied is divided into zones, with each zone treated as producing and attracting trips. The production of trips by a zone is based on the number of trips to or from work or shopping, or other trips produced per dwelling unit.

Zoning The division of a city or county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for

buildings within these areas; a program that implements policies of the General Plan.

Zoning District — A designated section of a city or county for which prescribed land use requirements and building and development standards are uniform.

Zoning, Exclusionary — Development regulations that result in the exclusion of low- and moderate-income and/or minority families from a community.

Zoning, Incentive — The awarding of bonus credits to a development in the form of allowing more intensive use of land if public benefits–such as preservation of greater than the minimum required open space, provision for low- and moderate-income housing, or plans for public plazas and courts at ground level–are included in a project.

Zoning, Inclusionary — Regulations that increase housing choice by providing the opportunity to construct more diverse and economical housing to meet the needs of low- and moderate-income families. Often such regulations require a minimum percentage of housing for low- and moderate-income households in new housing developments and in conversions of apartments to condominiums.

Zoning Map — Government Code Section 65851 permits a legislative body to divide a county, a city, or portions thereof, into zones of the number, shape, and area it deems best suited to carry out the purposes of the zoning ordinance. These zones are delineated on a map or maps, called the Zoning Map.

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